



Statement of Information

**Single residential property located outside
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

13 CAVENDISH STREET PORTLAND

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

PRICE \$750,000

Median sale price

Median price \$515,000

*House ☒

LAND ☐

Suburb
or locality PORTLAND

Period - From 22/11/2023 to 22/11/2024

Source realestate.com.au

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	341 HANLON PARADE PORTLAND	\$1,200,000	19/05/2024
2	13 SEAVIEW TERRACE PORTLAND	\$900,000	08/06/2023
3	275 HANLON PARADE PORTLAND	\$850,000	19/07/2023

This Statement of Information was prepared on 06/11/2024