



## 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

PRICE

### Median sale price

Median price  \*House  LAND  Suburb or locality   
Period - From  to  Source

### 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	9 PITTS ROAD PORTLAND	\$850,000	22/08/2024
2	1 DUSTING COURT PORTLAND	\$795,000	20/12/2023
3	17 DERRIL ROAD PORTLAND	\$875,000	15/07/2024

This Statement of Information was prepared on 12/12/2024