



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

20 BELLARA COURT PORTLAND

Indicative selling price

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

PRICE \$595,000

Median sale price

Median price \$520,000

*House

LAND

Suburb
or locality PORTLAND

Period - From 31/12/2023 to 31/12/2024

Source PRICEFINDER

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	6 WONDERLAND COURT PORTLAND	\$580,000	27/06/2024
2	86 PATRICK STREET PORTLAND	\$625,000	06/05/2024
3	8 WEBB COURT PORTLAND	\$550,000	10/12/2024

This Statement of Information was prepared on 31/12/2024