

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 56 Elizabeth Rd, Portsea Vic 3944
Including suburb or locality and postcode

Indicative selling price

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

Range between \$2,400,000 & \$2,640,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Portsea

Period - From 01/10/2018 to 30/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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	8 Pembroke PI PORTSEA 3944	\$2,500,000	12/02/2019
2	3839 Point Nepean Rd PORTSEA 3944	\$2,400,000	17/01/2019
3	26 Wattle Gr PORTSEA 3944	\$2,300,000	30/09/2018

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13/01/2020 00:47



Property Type:
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,640,000
Median House Price
Year ending September 2019: \$2,500,000

Comparable Properties



8 Pembroke PI PORTSEA 3944 (REI/VG)

Agent Comments



Price: \$2,500,000
Method: Private Sale
Date: 12/02/2019
Property Type: House
Land Size: 3130 sqm approx



3839 Point Nepean Rd PORTSEA 3944 (REI/VG)

Agent Comments



Price: \$2,400,000
Method: Private Sale
Date: 17/01/2019
Rooms: 7
Property Type: House
Land Size: 869 sqm approx



26 Wattle Gr PORTSEA 3944 (REI/VG)

Agent Comments



Price: \$2,300,000
Method: Private Sale
Date: 30/09/2018
Property Type: House
Land Size: 2919 sqm approx