



## 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

8 SANFORD COURT PORTLAND

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$325,000

\*House

\*Unit

Suburb  
or locality PORTLAND 3305

Period - From 08/06/2017 to 08/06/2018

Source REAL ESTATE.COM

### 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	6 TUKI COURT PORTLAND	\$463,000	28/11/2017
2	5 BLUEWATER COURT PORTLAND	\$437,500	09/10/2017
3	12 SANFORD COURT PORTLAND	\$457,000	MAY 2018