



## 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

59 PETTINGILL ROAD GORAE 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)

PRICE \$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$397,500

\*House ☒

\*Unit ☐

Suburb  
or locality

PORTLAND

Period - From 02/07/20

to 02/07/21

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	956 GORAE ROAD GORAE PORTLAND	\$345,000	21/12/20
2	64 TONKINS ROAD CASHMORE PORTLAND	\$315,000	05/03/21
3	125 FOLEYS ROAD CASHMORE	\$460,000	05/01/21

This Statement of Information was prepared on 02/07/2021