

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

34 Payne Street, Portarlington, Victoria 3223

**Indicative selling price**

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

Single price \$900,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$493,000 \*House  \*Unit  Suburb or locality Portarlington

Period - From 1<sup>st</sup> June 2016 to 30<sup>th</sup> July 2017 Source PriceFinder (Domain)

**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 15 Park Street, Portarlington 3223	\$895,000	24/2/17
2 110 Sproat Street, Portarlington 3223	\$875,000	13/6/16
3 54 Ramblers Road, Portarlington 3223	\$900,002	22/12/16