

## 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  
10 Langdon Street, Portarlington VIC 3223 (Land area: 766m<sup>2</sup>)  
Including suburb or  
locality and postcode

#### 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 \$ 589,000 or range between \$\* & \$

#### Median sale price

(\*Delete or tick if house or unit as applicable)

Median price \$507,000 \*House  \*unit  Suburb or locality Portarlington

Period - From 25/09/17 to 12/10/17 Source Realestate

#### 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 18 Langdon Street, Portarlington (611m <sup>2</sup> ) | \$525,000 | Sept, 2017   |
| 2 20 Langdon Street, Portarlington (734m <sup>2</sup> ) | \$771,000 | Sept, 2017   |
| 3 38 High Street, Portarlington (674m <sup>2</sup> )    | \$695,000 | Sept, 2017   |

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.~~