



## 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

42 BEECHWOOD VIEW 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 \$1,280,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$325,000

\*House

\*Unit

Suburb  
or locality PORTLAND

Period - From 29/04/2017 to 29/04/2018

Source REIV PROPERTY DATA

### 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	3 CLIFTON COURT PORTLAND	\$849,000	16/08/2017
2	1131 BRIDGEWATER ROAD CAPE BRIDGEWATER	\$1,130,000	8/03/2018
3	321 HANLON PARADE PORTLAND	\$775,000	21/08/2017