

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

29 Station Street Porepukah VIC 3740

Indicative selling price

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

Single Price

or range
between

\$960,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Porepukah

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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

25 Station Street Porepukah VIC 3740	\$1,160,000	15-Jan-21
18 Station Street Porepukah VIC 3740	\$695,000	27-Jul-19
6864 Great Alpine Road Porepukah VIC 3740	\$895,000	27-Dec-20

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.~~

This Statement of Information was prepared on: 10 August 2021



25 Station Street Porepukah VIC 3740

 4  2  4

Sold Price

\$1,160,000

Sold Date

15-Jan-21

Distance

0.07km



18 Station Street Porepukah VIC 3740

 4  2  3

Sold Price

\$695,000

Sold Date

27-Jul-19

Distance

0.11km



6864 Great Alpine Road Porepukah VIC 3740

 3  2  2

Sold Price

\$895,000

Sold Date

27-Dec-20

Distance

0.36km



115 Station Street Porepukah VIC 3740

 3  2  3

Sold Price

\$779,000

Sold Date

03-Feb-21

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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