

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

68 MCNEILLYS ROAD PORTLAND WEST VIC 3305

Indicative selling price

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

Single Price

\$650,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

61 HOLMES AND TALBOTS ROAD TYRENDARRA VIC 3285	\$680,000	11-Mar-25
481 PRINCES HIGHWAY BOLWARRA VIC 3305	\$640,000	27-Aug-24
160 SPINKS ROAD CASHMORE VIC 3305	\$620,000	08-Apr-25

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: 03 July 2025



61 HOLMES AND TALBOTT'S ROAD TYRENDARRA VIC 3285

Sold Price

\$680,000

Sold Date

11-Mar-25



4



2



-

Distance

25.56km



481 PRINCES HIGHWAY BOLWARRA VIC 3305

Sold Price

\$640,000

Sold Date

27-Aug-24



3



1



4

Distance

12.12km



160 SPINKS ROAD CASHMORE VIC 3305

Sold Price

\$620,000

Sold Date

08-Apr-25



4



2



3

Distance

7.78km

RS = Recent sale

UN = Undisclosed Sale

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