

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

5911 PORTLAND-CASTERTON ROAD SANDFORD VIC 3312

Indicative selling price

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

Single Price

\$360,000

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

6012 PORTLAND-CASTERTON ROAD SANDFORD VIC 3312	\$390,000	28-Nov-24
5960 PORTLAND-CASTERTON ROAD SANDFORD VIC 3312	\$290,000	22-Jan-25
59 NOSS RETREAT ROAD CASTERTON VIC 3311	\$425,000	12-Jul-24

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.~~

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Sarah Thompson
P 0355811625
M 0439841656
E sarah.thompson@nh.com.au



6012 PORTLAND-CASTERTON
ROAD SANDFORD VIC 3312

3 1 2

Sold Price \$390,000 Sold Date 28-Nov-24

Distance 0.94km



5960 PORTLAND-CASTERTON
ROAD SANDFORD VIC 3312

3 1 2

Sold Price \$290,000 Sold Date 22-Jan-25

Distance 0.49km



59 NOSS RETREAT ROAD
CASTERTON VIC 3311

2 1 4

Sold Price \$425,000 Sold Date 12-Jul-24

Distance 5.62km

RS = Recent sale UN = Undisclosed Sale

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