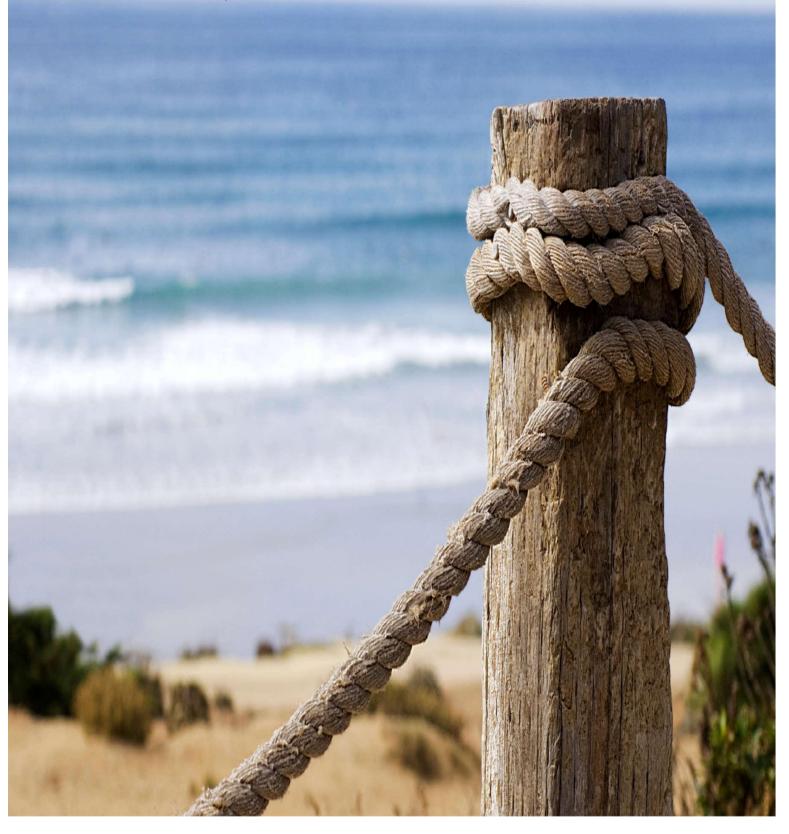
STATEMENT OF INFORMATION

30 JAMES STREET, PORT FAIRY, VIC 3284

PREPARED BY PAULA DWYER, LOCKETT AND CO REAL ESTATE







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 JAMES STREET, PORT FAIRY, VIC 3284 🕮 4 🕒 2 😂 2

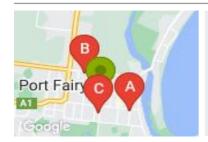
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$1,650,000

Provided by: Paula Dwyer, Lockett and Co Real Estate

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

\$1,117,500

01 January 2022 to 31 December 2022

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



9 COX ST, PORT FAIRY, VIC 3284







Sale Price

\$2,400,000

Sale Date: 17/08/2022

Distance from Property: 432m





54 WILLIAM ST, PORT FAIRY, VIC 3284







Sale Price

\$1,387,500

Sale Date: 11/03/2022

Distance from Property: 376m





12 JAMES ST, PORT FAIRY, VIC 3284







Sale Price

\$1,250,000

Sale Date: 22/09/2021

Distance from Property: 250m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

30 JAMES STREET, PORT FAIRY, VIC 3284

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underguoting

Single Price: \$1,650,000

Median sale price

Median price	\$1,117,500	Property type	House	Suburb	PORT FAIRY
Period	01 January 2022 to 31 2022	December	Source		oricefinder

Comparable property sales

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
9 COX ST, PORT FAIRY, VIC 3284	\$2,400,000	17/08/2022
54 WILLIAM ST, PORT FAIRY, VIC 3284	\$1,387,500	11/03/2022
12 JAMES ST, PORT FAIRY, VIC 3284	\$1,250,000	22/09/2021

This Statement of Information was prepared on:

20/02/2023

