

STATEMENT OF INFORMATION

55A PHILIP STREET, PORT FAIRY, VIC 3284

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55A PHILIP STREET, PORT FAIRY, VIC

 3  2  2

Indicative Selling Price

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

Price Range: \$680,000 to \$715,000

Provided by: Paul Ross , Robertson Port Fairy

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

\$500,000

01 January 2017 to 31 December 2017

Provided by: 

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.



11 BARCLAY ST, PORT FAIRY, VIC 3284

 3  2  1

Sale Price

\$699,000

Sale Date: 08/11/2017

Distance from Property: 1.5km



26 OCEAN DR, PORT FAIRY, VIC 3284

 3  2  1

Sale Price

Price Withheld

Sale Date: 19/08/2017

Distance from Property: 343m



33 DYSON ST, PORT FAIRY, VIC 3284

 4  2  2

Sale Price

\$695,000

Sale Date: 14/11/2017

Distance from Property: 1.3km



This report has been compiled on 12/02/2018 by Robertson Port Fairy. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2 BROPHY ST, PORT FAIRY, VIC 3284

 3  2  2

Sale Price

\$675,000

Sale Date: 17/03/2017

Distance from Property: 224m



48 PHILIP ST, PORT FAIRY, VIC 3284

 4  2  2

Sale Price

\$700,000

Sale Date: 04/04/2017

Distance from Property: 136m



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 and
postcode

55A PHILIP STREET, PORT FAIRY, VIC 3284

Indicative selling price

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

Price Range:

\$680,000 to \$715,000

Median sale price

Median price

\$500,000

House

X

Unit


Suburb

PORT FAIRY

Period

01 January 2017 to 31 December 2017

Source



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
11 BARCLAY ST, PORT FAIRY, VIC 3284	\$699,000	08/11/2017
26 OCEAN DR, PORT FAIRY, VIC 3284	Price Withheld	19/08/2017
33 DYSON ST, PORT FAIRY, VIC 3284	\$695,000	14/11/2017
2 BROPHY ST, PORT FAIRY, VIC 3284	\$675,000	17/03/2017

48 PHILIP ST, PORT FAIRY, VIC 3284	\$700,000	04/04/2017
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