STATEMENT OF INFORMATION

55A PHILIP STREET, PORT FAIRY, VIC 3284

PREPARED BY PAUL ROSS, ROBERTSON PORT FAIRY, PHONE: 0439 681 900







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55A PHILIP STREET, PORT FAIRY, VIC







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)

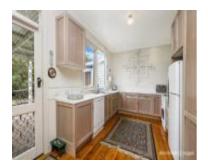
\$500,000

01 January 2017 to 31 December 2017

Provided by: **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.



11 BARCLAY ST, PORT FAIRY, VIC 3284







Sale Price

\$699,000

Sale Date: 08/11/2017

Distance from Property: 1.5km





26 OCEAN DR, PORT FAIRY, VIC 3284







Sale Price

Price Withheld

Sale Date: 19/08/2017

Distance from Property: 343m





33 DYSON ST, PORT FAIRY, VIC 3284







Sale Price

\$695.000

Sale Date: 14/11/2017

Distance from Property: 1.3km













Sale Price

\$675,000

Sale Date: 17/03/2017

Distance from Property: 224m





48 PHILIP ST, PORT FAIRY, VIC 3284







Sale Price

\$700,000

Sale Date: 04/04/2017





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
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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	p	ricefinder

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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