

STATEMENT OF INFORMATION

6 MCCASKER COURT, PORT FAIRY, VIC 3284

PREPARED BY STOCKDALE & LEGGO PORT FAIRY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 MCCASKER COURT, PORT FAIRY, VIC



Indicative Selling Price

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

Price Range: **\$320,000 to \$350,000**

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (Vacant Land)

\$320,000

01 January 2020 to 31 December 2020

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.



8 ANNA CATHERINE DR, PORT FAIRY, VIC



Sale Price

\$320,000

Sale Date: 24/07/2020

Distance from Property: 748m



21 BADEN POWELL DR, PORT FAIRY, VIC 3284



Sale Price

\$240,000

Sale Date: 30/07/2020

Distance from Property: 494m



15 DYSON ST, PORT FAIRY, VIC 3284



Sale Price

\$220,000

Sale Date: 19/08/2020

Distance from Property: 1.1km



This report has been compiled on 08/01/2021 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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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.

Property offered for sale

Address
Including suburb and

6 MCCASKER COURT, PORT FAIRY, VIC 3284

Indicative selling price

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

Price Range:

\$320,000 to \$350,000

Median sale price

Median price

\$320,000

Property type

Vacant Land

Suburb

PORT FAIRY

Period

01 January 2020 to 31 December 2020

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

8 ANNA CATHERINE DR, PORT FAIRY, VIC 3284	\$320,000	24/07/2020
21 BADEN POWELL DR, PORT FAIRY, VIC 3284	\$240,000	30/07/2020
15 DYSON ST, PORT FAIRY, VIC 3284	\$220,000	19/08/2020

This Statement of Information was prepared

08/01/2021