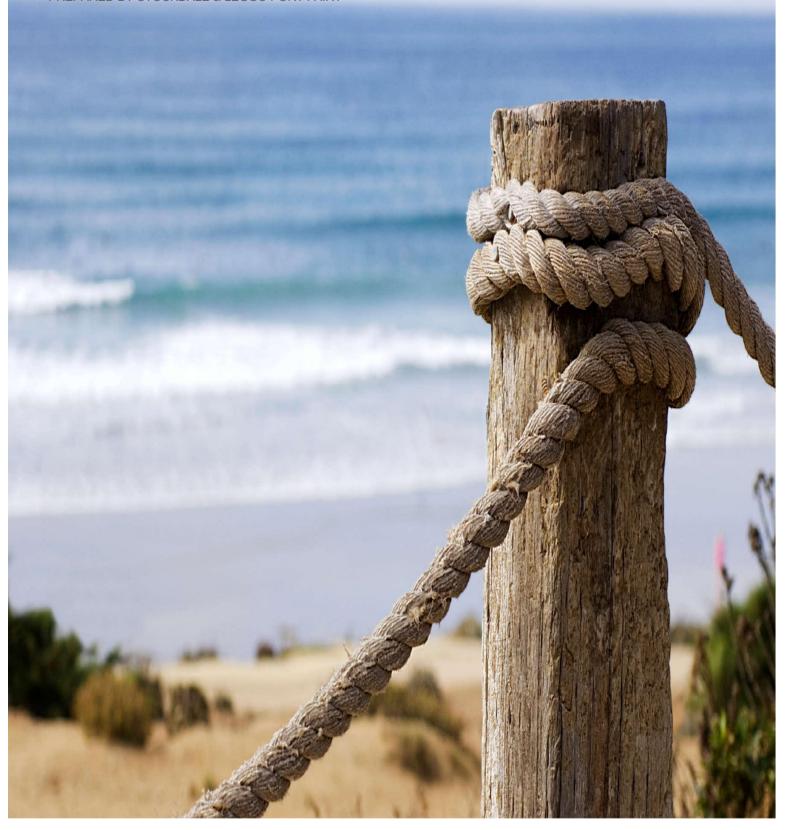
STATEMENT OF INFORMATION

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



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/underguoting

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

Median sale price

Median price	\$320,000	Property type	Vacant Land	Subui	PORT FAIRY
Period	01 January 2020 to 31 December 2020		Source		pricefinder

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

