

STATEMENT OF INFORMATION

59 COX STREET, PORT FAIRY, VIC 3284

PREPARED BY ROBERTSON PORT FAIRY, 12 BANK STREET PORT FAIRY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



59 COX STREET, PORT FAIRY, VIC 3284

 3  2  2

Indicative Selling Price

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

Price Range: \$850,000 to \$900,000

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.



42 WILLIAM ST, PORT FAIRY, VIC 3284

 4  2  2

Sale Price

***\$940,000**

Sale Date: 04/11/2017

Distance from Property: 359m



55 COX ST, PORT FAIRY, VIC 3284

 3  1  -

Sale Price

\$840,000

Sale Date: 23/05/2017

Distance from Property: 34m



84 GIPPS ST, PORT FAIRY, VIC 3284

 3  2  2

Sale Price

\$850,000

Sale Date: 31/10/2016

Distance from Property: 670m



This report has been compiled on 17/01/2018 by Robertson Port Fairy. Property Data Solutions Pty Ltd 2018 - 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

Property offered for sale

Address
Including suburb and
postcode

59 COX STREET, PORT FAIRY, VIC 3284

Indicative selling price

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

Price Range:

\$850,000 to \$900,000

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
42 WILLIAM ST, PORT FAIRY, VIC 3284	*\$940,000	04/11/2017
55 COX ST, PORT FAIRY, VIC 3284	\$840,000	23/05/2017
84 GIPPS ST, PORT FAIRY, VIC 3284	\$850,000	31/10/2016