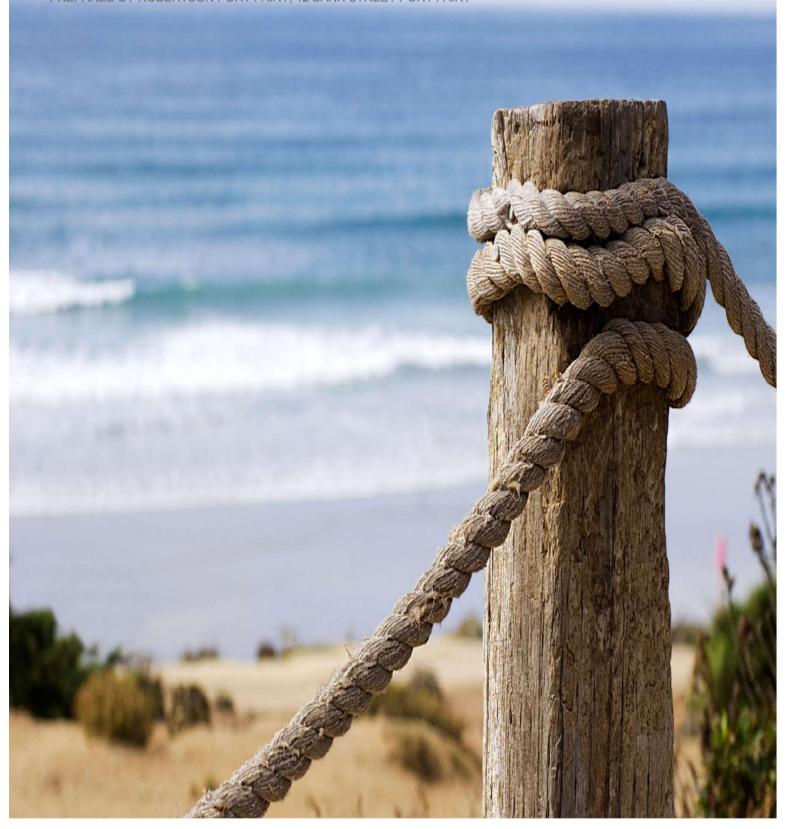
# STATEMENT OF INFORMATION

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







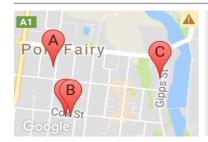
**Indicative Selling Price** 

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: **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.



# 42 WILLIAM ST, PORT FAIRY, VIC 3284







Sale Price

\*\$940,000

Sale Date: 04/11/2017

Distance from Property: 359m





# 55 COX ST, PORT FAIRY, VIC 3284







Sale Price

\$840,000

Sale Date: 23/05/2017

Distance from Property: 34m





84 GIPPS ST, PORT FAIRY, VIC 3284







**Sale Price** 

\$850.000

Sale Date: 31/10/2016

Distance from Property: 670m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## **Sections 47AF of the Estate Agents Act 1980**

#### Property offered for sale

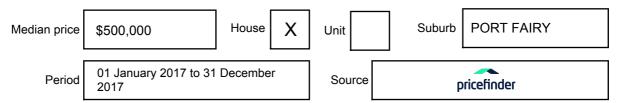
Address Including suburb and postcode	59 COX STREET, PORT FAIRY, VIC 3284
---------------------------------------------	-------------------------------------

#### 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



## 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