

STATEMENT OF INFORMATION

4 BADEN POWELL DRIVE, PORT FAIRY, VIC 3284

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 BADEN POWELL DRIVE, PORT FAIRY,



Indicative Selling Price

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

Price Range: \$215,000 to \$225,000

Provided by: Paul Ross, Robertson Port Fairy

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (Vacant Land)

\$210,000

01 July 2016 to 30 June 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.



27 BADEN POWELL DR, PORT FAIRY, VIC 3284



Sale Price

\$225,000

Sale Date: 12/04/2016

Distance from Property: 230m



22 O'REILLY ST, PORT FAIRY, VIC 3284



Sale Price

\$190,000

Sale Date: 28/04/2016

Distance from Property: 619m



34 BADEN POWELL DR, PORT FAIRY, VIC 3284



Sale Price

\$224,000

Sale Date: 01/09/2016

Distance from Property: 163m



This report has been compiled on 20/09/2017 by Robertson Port Fairy. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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32 BADEN POWELL DR, PORT FAIRY, VIC 3284



Sale Price

\$230,000

Sale Date: 23/02/2017

Distance from Property: 202m



27 BADEN POWELL DR, PORT FAIRY, VIC 3284



Sale Price

Price Withheld

Sale Date: 24/03/2017

Distance from Property: 193m



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

4 BADEN POWELL DRIVE, PORT FAIRY, VIC 3284

Indicative selling price

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

Price Range:

\$215,000 to \$225,000

Median sale price

Median price

\$210,000

House

X

Unit


Suburb

PORT FAIRY

Period

01 July 2016 to 30 June 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
27 BADEN POWELL DR, PORT FAIRY, VIC 3284	\$225,000	12/04/2016
22 OREILLY ST, PORT FAIRY, VIC 3284	\$190,000	28/04/2016
34 BADEN POWELL DR, PORT FAIRY, VIC 3284	\$224,000	01/09/2016
32 BADEN POWELL DR, PORT FAIRY, VIC 3284	\$230,000	23/02/2017

27 BADEN POWELL DR, PORT FAIRY, VIC 3284	Price Withheld	24/03/2017
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