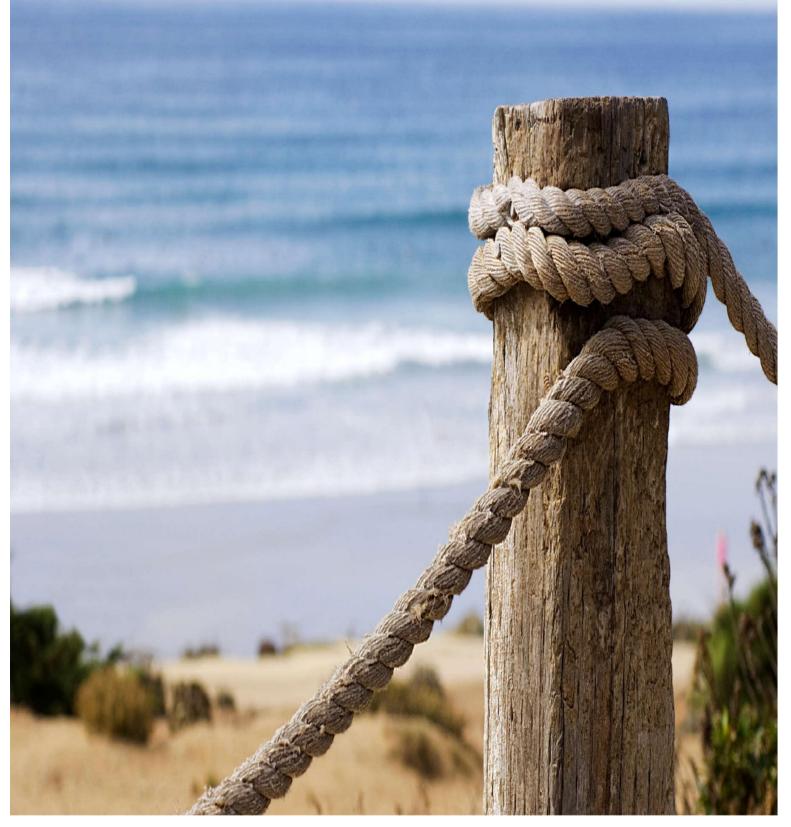
# STATEMENT OF INFORMATION

4 BADEN POWELL DRIVE, PORT FAIRY, VIC 3284

PREPARED BY PAUL ROSS, ROBERTSON PORT FAIRY, PHONE: 0439 681 900







#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 4 BADEN POWELL DRIVE, PORT FAIRY, 🕮 - 🕒 -







**Indicative Selling Price** 

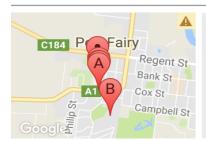
For the meaning of this price see consumer.vic.au/underquoting

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 OREILLY 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







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
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#### 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	Unit	Suburb	PORT FAIRY
Period	01 July 2016 to 30 Jun	ne 2017	Source	p	ricefinder

# 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

