

# STATEMENT OF INFORMATION

281 PRINCES HIGHWAY, 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



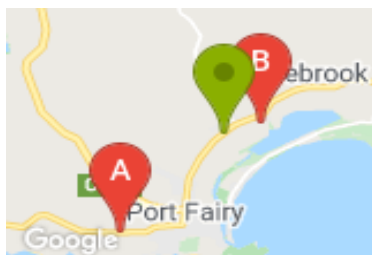
**281 PRINCES HIGHWAY, PORT FAIRY, VIC**  -  -  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$295,000 to \$320,000**

## MEDIAN SALE PRICE



### PORT FAIRY, VIC, 3284

Suburb Median Sale Price (Vacant Land)

**\$300,000**

01 July 2019 to 30 June 2020

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.



**2575 PRINCES HWY, PORT FAIRY, VIC 3284**  -  -  -

### Sale Price

**\*\*\$350,000**

Sale Date: 30/04/2020

Distance from Property: 3.9km



**21 MODEL LANE, PORT FAIRY, VIC 3284**  -  -  -

### Sale Price

**\$390,000**

Sale Date: 30/10/2019

Distance from Property: 1km



**38 QUARRY RD, ILLOWA, VIC 3282**  -  -  -

### Sale Price

**\*\$277,350**

Sale Date: 17/03/2020

Distance from Property: 12km

This report has been compiled on 15/09/2020 by Robertson Port Fairy. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://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

**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.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

281 PRINCES HIGHWAY, PORT FAIRY, VIC 3284

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$295,000 to \$320,000

### Median sale price

Median price

\$300,000

Property type

Vacant Land

Suburb

PORT FAIRY

Period

01 July 2019 to 30 June 2020

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

2575 PRINCES HWY, PORT FAIRY, VIC 3284	**\$350,000	30/04/2020
21 MODEL LANE, PORT FAIRY, VIC 3284	\$390,000	30/10/2019
38 QUARRY RD, ILLOWA, VIC 3282	*\$277,350	17/03/2020

This Statement of Information was prepared on:

15/09/2020