

# STATEMENT OF INFORMATION

3 DUNLEE WAY, PORT FAIRY, VIC 3284

PREPARED BY DI MACKIRDY, ROBERTSON PORT FAIRY, PHONE: 0400625501



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 DUNLEE WAY, PORT FAIRY, VIC 3284**

 2  1  2

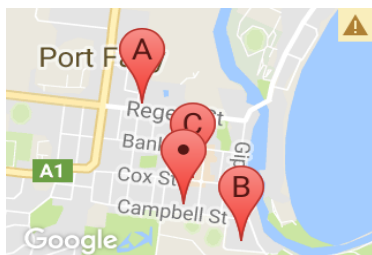
### Indicative Selling Price

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

**Price Range: \$440,000 to \$460,000**

Provided by: Di MacKirdy, Robertson Port Fairy

## MEDIAN SALE PRICE



**PORT FAIRY, VIC, 3284**

Suburb Median Sale Price (Unit)

**\$432,500**

01 July 2016 to 30 June 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.



**2 OSMONDS LANE, PORT FAIRY, VIC 3284**

 2  1  1

Sale Price

**\$455,000**

Sale Date: 31/10/2016

Distance from Property: 765m



**7 COUTA CL, PORT FAIRY, VIC 3284**

 3  1  1

Sale Price

**\$442,000**

Sale Date: 14/06/2016

Distance from Property: 456m



**28 COX ST, PORT FAIRY, VIC 3284**

 2  1  1

Sale Price

**\$500,000**

Sale Date: 17/06/2017

Distance from Property: 196m



This report has been compiled on 21/09/2017 by Robertson Port Fairy. Property Data Solutions Pty Ltd 2017 - [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

Property offered for sale

Address  
Including suburb and  
postcode

3 DUNLEE WAY, PORT FAIRY, VIC 3284

Indicative selling price

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

Price Range:

\$440,000 to \$460,000

Median sale price

Median price

\$432,500

House

Unit

X


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
2 OSMONDS LANE, PORT FAIRY, VIC 3284	\$455,000	31/10/2016
7 COUTA CL, PORT FAIRY, VIC 3284	\$442,000	14/06/2016
28 COX ST, PORT FAIRY, VIC 3284	\$500,000	17/06/2017