STATEMENT OF INFORMATION

168C GRIFFITHS 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



168C GRIFFITHS STREET, PORT FAIRY, 🕮 3 🕒 2







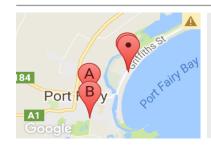
Indicative Selling Price

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

Price Range:

\$750,000 to \$795,000

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.



5 GRANT ST, PORT FAIRY, VIC 3284







Sale Price

\$749,999

Sale Date: 08/08/2017

Distance from Property: 1.3km





2 JAMES ST, PORT FAIRY, VIC 3284







Sale Price

\$730,000

Sale Date: 03/04/2017

Distance from Property: 1.7km





159 GRIFFITHS ST, PORT FAIRY, VIC 3284







Sale Price

\$720,000

Sale Date: 08/12/2016

Distance from Property: 52m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

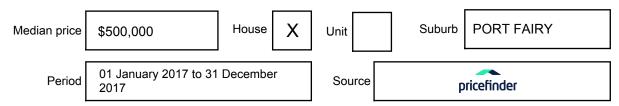
Address Including suburb and postcode	168C GRIFFITHS STREET, PORT FAIRY, VIC 3284
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Indicative selling price

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

Price Range: \$750,000 to \$795,000

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
5 GRANT ST, PORT FAIRY, VIC 3284	\$749,999	08/08/2017
2 JAMES ST, PORT FAIRY, VIC 3284	\$730,000	03/04/2017
159 GRIFFITHS ST, PORT FAIRY, VIC 3284	\$720,000	08/12/2016