

STATEMENT OF INFORMATION

42 WILLIAM 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



42 WILLIAM STREET, PORT FAIRY, VIC

 4  2  2

Indicative Selling Price

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

Price Range: \$880,000 to \$930,000

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

\$480,000

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.



5 GRANT ST, PORT FAIRY, VIC 3284

 4  2  2

Sale Price

Price Withheld

Sale Date: 17/08/2017

Distance from Property: 147m



71 COX ST, PORT FAIRY, VIC 3284

 4  3  1

Sale Price

\$1,150,000

Sale Date: 07/06/2016

Distance from Property: 347m



2 JAMES ST, PORT FAIRY, VIC 3284

 3  2  4

Sale Price

\$730,000

Sale Date: 03/04/2017

Distance from Property: 555m



This report has been compiled on 28/09/2017 by Robertson Port Fairy. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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**84 GIPPS ST, PORT FAIRY, VIC 3284** **3**  **2**  **2**

Sale Price

\$850,000

Sale Date: 31/10/2016

Distance from Property: 694m

**51 WILLIAM ST, PORT FAIRY, VIC 3284** **8**  **4**  **7**

Sale Price

Price Withheld

Sale Date: 18/09/2017

Distance from Property: 110m



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

42 WILLIAM STREET, PORT FAIRY, VIC 3284

Indicative selling price

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

Price Range:

\$880,000 to \$930,000

Median sale price

Median price

\$480,000

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
5 GRANT ST, PORT FAIRY, VIC 3284	Price Withheld	17/08/2017
71 COX ST, PORT FAIRY, VIC 3284	\$1,150,000	07/06/2016
2 JAMES ST, PORT FAIRY, VIC 3284	\$730,000	03/04/2017
84 GIPPS ST, PORT FAIRY, VIC 3284	\$850,000	31/10/2016

51 WILLIAM ST, PORT FAIRY, VIC 3284	Price Withheld	18/09/2017
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