

STATEMENT OF INFORMATION

4 WILLOUGHBY 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



4 WILLOUGHBY STREET, PORT FAIRY,

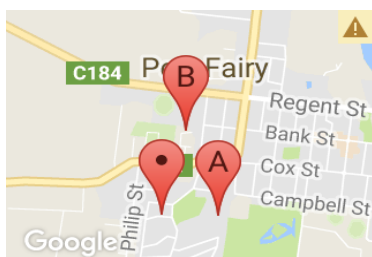


Indicative Selling Price

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

Price Range: \$225,000 to \$235,000

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (Vacant Land)

\$210,000

01 April 2017 to 31 March 2018

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

33 MILLS CRES, PORT FAIRY, VIC 3284



Sale Price

\$215,000

Sale Date: 13/02/2017

Distance from Property: 366m



10 PERRY CL, PORT FAIRY, VIC 3284



Sale Price

****\$215,000**

Sale Date: 03/11/2017

Distance from Property: 1.3km



4 BADEN POWELL DR, PORT FAIRY, VIC 3284



Sale Price

\$225,000

Sale Date: 16/10/2017

Distance from Property: 618m



This report has been compiled on 06/06/2018 by Robertson Port Fairy. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 WILLOUGHBY STREET, PORT FAIRY, VIC 3284

Indicative selling price

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

Price Range:

\$225,000 to \$235,000

Median sale price

Median price

\$210,000

House

Unit

Suburb

PORT FAIRY

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
33 MILLS CRES, PORT FAIRY, VIC 3284	\$215,000	13/02/2017
10 PERRY CL, PORT FAIRY, VIC 3284	**\$215,000	03/11/2017
4 BADEN POWELL DR, PORT FAIRY, VIC 3284	\$225,000	16/10/2017