

STATEMENT OF INFORMATION

6 BOWKER COURT, PORT FAIRY, VIC 3284

PREPARED BY STOCKDALE & LEGGO PORT FAIRY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 BOWKER COURT, PORT FAIRY, VIC



Indicative Selling Price

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

Single Price: **\$349,000**

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (Vacant Land)

\$277,500

01 April 2019 to 31 March 2020

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.



27 BADEN POWELL DR, PORT FAIRY, VIC



Sale Price

\$280,000

Sale Date: 31/01/2020

Distance from Property: 1.2km



59 PHILIP ST, PORT FAIRY, VIC 3284



Sale Price

\$540,000

Sale Date: 07/02/2020

Distance from Property: 476m



21 BOWKER CRT, PORT FAIRY, VIC 3284



Sale Price

\$320,000

Sale Date: 24/02/2020

Distance from Property: 58m



This report has been compiled on 23/06/2020 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2020 - 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

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.

Property offered for

Address
Including suburb and

6 BOWKER COURT, PORT FAIRY, VIC 3284

Indicative selling price

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

Single Price: \$349,000

Median sale price

Median price \$277,500

Property type

House

Suburb

PORT FAIRY

Period

01 April 2019 to 31 March 2020

Source

 pricfinder

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

Price

Date of sale

27 BADEN POWELL DR, PORT FAIRY, VIC 3284	\$280,000	31/01/2020
59 PHILIP ST, PORT FAIRY, VIC 3284	\$540,000	07/02/2020
21 BOWKER CRT, PORT FAIRY, VIC 3284	\$320,000	24/02/2020

This Statement of Information was prepared

23/06/2020