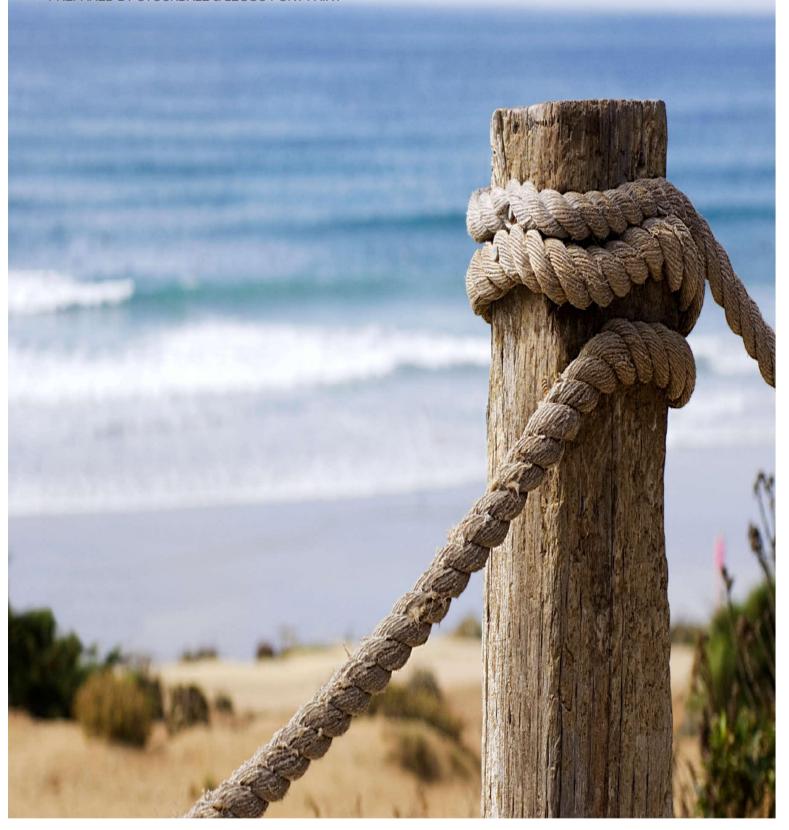
# STATEMENT OF INFORMATION

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





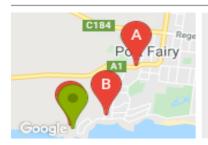


**Indicative Selling Price** 

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

\$349.000 Single Price:

# **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



# 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	offere	d foı
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	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/underguoting

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

#### Median sale price

Median price	\$277,500	Property type	House	Suburb	PORT FAIRY
Period	01 April 2019 to 31 Ma	rch 2020	Source		pricefinder

#### 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

