

STATEMENT OF INFORMATION

51 PHILIP STREET, PORT FAIRY, VIC 3284

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51 PHILIP STREET, PORT FAIRY, VIC 3284



Indicative Selling Price

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

Price Range:

\$240,000 to \$260,000

Provided by: Di MacKirdy, Robertson Port Fairy

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (Vacant Land)

\$217,000

01 April 2016 to 31 March 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.



10 NORFOLK PL, PORT FAIRY, VIC 3284



Sale Price

\$240,000

Sale Date: 15/12/2016

Distance from Property: 2.1km



5 PERRY CL, PORT FAIRY, VIC 3284



Sale Price

Price Withheld

Sale Date: 09/01/2017

Distance from Property: 1.6km



37 MILLS CRES, PORT FAIRY, VIC 3284



Sale Price

\$230,000

Sale Date: 10/06/2016

Distance from Property: 661m



This report has been compiled on 21/06/2017 by Robertson Port Fairy. Property Data Solutions Pty Ltd 2017 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

51 PHILIP STREET, PORT FAIRY, VIC 3284

Indicative selling price

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Price Range:

\$240,000 to \$260,000

Median sale price

Median price

\$217,000

House

Unit


Suburb

PORT FAIRY

Period

01 April 2016 to 31 March 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
10 NORFOLK PL, PORT FAIRY, VIC 3284	\$240,000	15/12/2016
5 PERRY CL, PORT FAIRY, VIC 3284	Price Withheld	09/01/2017
37 MILLS CRES, PORT FAIRY, VIC 3284	\$230,000	10/06/2016