

STATEMENT OF INFORMATION

2/35 JAMES STREET, PORT FAIRY, VIC

PREPARED BY ROBERTSON PORT FAIRY, 12 BANK STREET PORT FAIRY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/35 JAMES STREET, PORT FAIRY, VIC

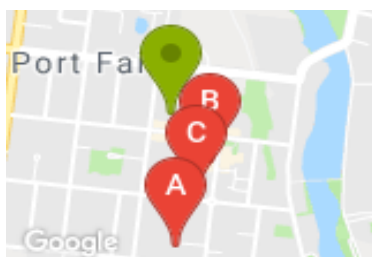
 2  1  1

Indicative Selling Price

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

Price Range: \$450,000 to \$475,000

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (Unit)

\$495,000

01 April 2017 to 31 March 2018

Provided by: 

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.



3 DUNLEE WAY, PORT FAIRY, VIC 3284

 2  1  2

Sale Price

\$455,000

Sale Date: 10/11/2017

Distance from Property: 470m



54 SACKVILLE ST, PORT FAIRY, VIC 3284

 2  1  1

Sale Price

****\$495,000**

Sale Date: 01/07/2017

Distance from Property: 215m



28 COX ST, PORT FAIRY, VIC 3284

 2  1  1

Sale Price

\$500,000

Sale Date: 17/06/2017

Distance from Property: 295m



This report has been compiled on 28/06/2018 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

2/35 JAMES STREET, PORT FAIRY, VIC

Indicative selling price

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

Price Range:

\$450,000 to \$475,000

Median sale price

Median price

\$495,000

House

Unit

X

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
3 DUNLEE WAY, PORT FAIRY, VIC 3284	\$455,000	10/11/2017
54 SACKVILLE ST, PORT FAIRY, VIC 3284	**\$495,000	01/07/2017
28 COX ST, PORT FAIRY, VIC 3284	\$500,000	17/06/2017