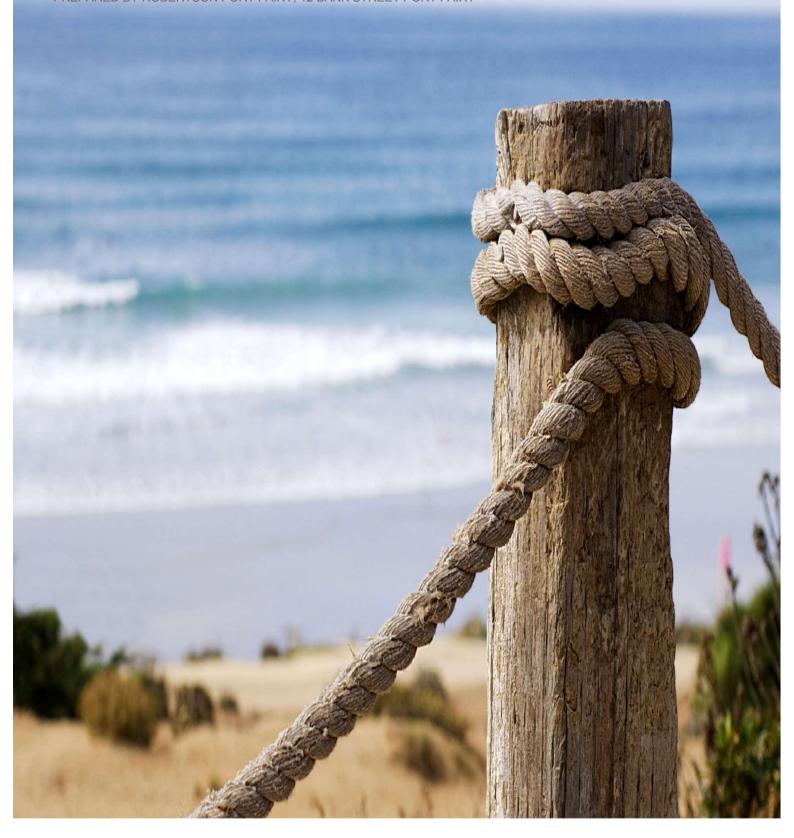
STATEMENT OF INFORMATION

11 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



11 WILLOUGHBY STREET, PORT FAIRY, 🕮 3 🕒 1 😓 2







Indicative Selling Price

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

Single Price:

\$740,000

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

01 January 2023 to 31 December 2023

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.



3 PATON ST, PORT FAIRY, VIC 3284







Sale Price

\$680,000

Sale Date: 29/05/2023

Distance from Property: 824m





9 BROPHY ST, PORT FAIRY, VIC 3284







Sale Price

\$720,000

Sale Date: 17/04/2023

Distance from Property: 273m





10 REARDON ST, PORT FAIRY, VIC 3284







Sale Price

\$730,000

Sale Date: 03/11/2022

Distance from Property: 373m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

i iopoity officiou for suit	Property	offered	for	sale
-----------------------------	-----------------	---------	-----	------

Address Including suburb and postcode	11 WILLOUGHRY STREET, PORT FAIRY, VIC 3284
postcode	1 11 WILLUMONT SIREEL PURI FAIRT VII. 3264

Indicative selling price

or the meaning of	this price see	consumer.vic.gov.a	u/underquoting
-------------------	----------------	--------------------	----------------

Median sale price

Median price		Property type	House	Suburb	PORT FAIRY
Period	01 January 2023 to 31 December 2023		Source	p	ricefinder

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
3 PATON ST, PORT FAIRY, VIC 3284	\$680,000	29/05/2023
9 BROPHY ST, PORT FAIRY, VIC 3284	\$720,000	17/04/2023
10 REARDON ST, PORT FAIRY, VIC 3284	\$730,000	03/11/2022

This Statement of Information was prepared on:

03/03/2024

