

STATEMENT OF INFORMATION

13 BADEN POWELL DRIVE, 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



13 BADEN POWELL DRIVE, PORT FAIRY,



Indicative Selling Price

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

Price Range: **\$720,000 to \$750,000**

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

\$560,000

01 April 2017 to 31 March 2018

Provided by:  pricefinder

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.



17 O'REILLY ST, PORT FAIRY, VIC 3284



Sale Price

****\$905,000**

Sale Date: 16/04/2018

Distance from Property: 507m



168 GRIFFITHS ST, PORT FAIRY, VIC 3284



Sale Price

\$780,000

Sale Date: 28/02/2018

Distance from Property: 2km



20 CAMPBELL ST, PORT FAIRY, VIC 3284



Sale Price

****\$730,000**

Sale Date: 20/02/2018

Distance from Property: 1.3km



This report has been compiled on 18/06/2018 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

13 BADEN POWELL DRIVE, PORT FAIRY, VIC 3284

Indicative selling price

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

Price Range:

\$720,000 to \$750,000

Median sale price

Median price

\$560,000

House

X

Unit


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
17 OREILLY ST, PORT FAIRY, VIC 3284	**\$905,000	16/04/2018
168 GRIFFITHS ST, PORT FAIRY, VIC 3284	\$780,000	28/02/2018
20 CAMPBELL ST, PORT FAIRY, VIC 3284	**\$730,000	20/02/2018