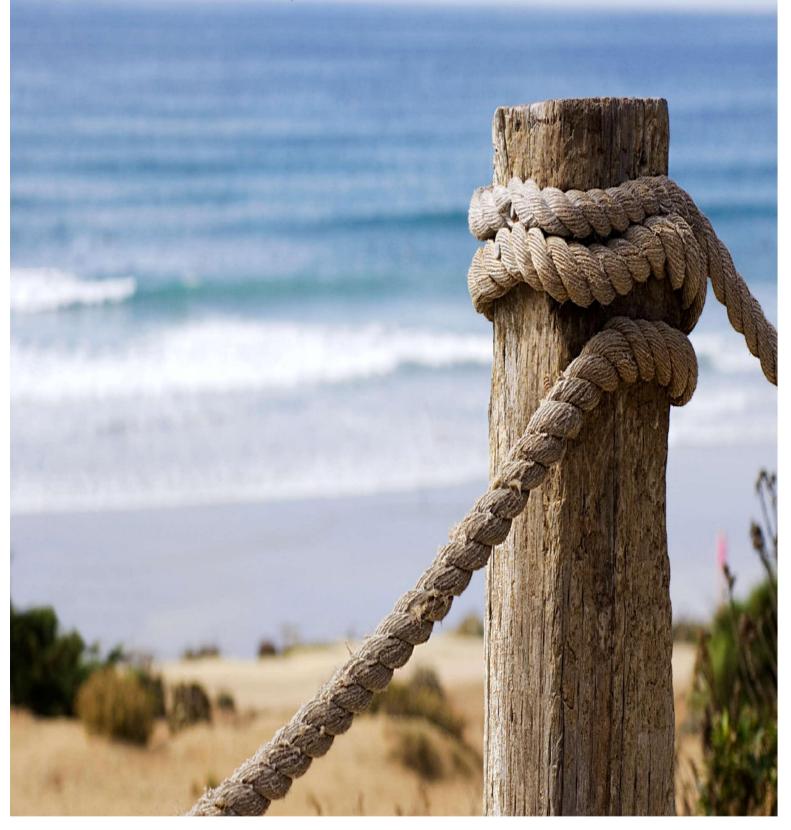
STATEMENT OF INFORMATION

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, 🕮 4 🕒 2 😂 2







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 OREILLY 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



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 | Х | Unit | Suburb | PORT FAIRY | |
|--------------|--------------------------------|-------|---|--------|--------|-------------|--|
| Period | 01 April 2017 to 31 March 2018 | | | Source | p | pricefinder | |

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 |