

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 BROPHY STREET PORT FAIRY VIC 3284

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Port Fairy

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 REARDON STREET PORT FAIRY VIC 3284	\$730,000	03-Nov-22
1 BROPHY STREET PORT FAIRY VIC 3284	\$760,000	27-Jun-22
17A COLLEGE STREET PORT FAIRY VIC 3284	\$775,000	16-Nov-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 08 March 2023


**10 REARDON STREET PORT FAIRY
VIC 3284**
 2
  1
  1

Sold Price

\$730,000

Sold Date

03-Nov-22

Distance

0.35km

**1 BROPHY STREET PORT FAIRY
VIC 3284**
 3
  1
  -

Sold Price

\$760,000

Sold Date

27-Jun-22

Distance

0.06km

**17A COLLEGE STREET PORT FAIRY
VIC 3284**
 2
  1
  2

Sold Price

\$775,000

Sold Date

16-Nov-22

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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