

STATEMENT OF INFORMATION

2/31 PHILIP 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



2/31 PHILIP STREET, PORT FAIRY, VIC

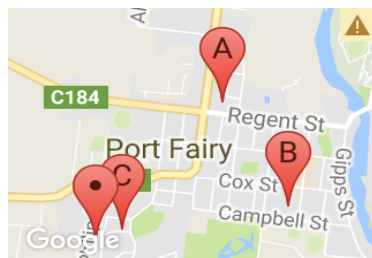
 3  2  1

Indicative Selling Price

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

Price Range: **\$415,000 to \$430,000**

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (Unit)

\$495,000

01 January 2017 to 31 December 2017

Provided by: 

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.



6 WINNEN PL, PORT FAIRY, VIC 3284

 3  1  2

Sale Price

\$415,000

Sale Date: 25/07/2017

Distance from Property: 1.3km



6 DUNLEE WAY, PORT FAIRY, VIC 3284

 2  1  1

Sale Price

\$430,000

Sale Date: 25/08/2017

Distance from Property: 1.3km



2 WILLOUGHBY ST, PORT FAIRY, VIC 3284

 3  2  2

Sale Price

\$422,500

Sale Date: 03/04/2017

Distance from Property: 186m



This report has been compiled on 21/03/2018 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 outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/31 PHILIP STREET, PORT FAIRY, VIC 3284

Indicative selling price

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

Price Range: \$415,000 to \$430,000

Median sale price

Median price \$495,000

House

Unit

X

Suburb

PORT FAIRY

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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
6 WINNEN PL, PORT FAIRY, VIC 3284	\$415,000	25/07/2017
6 DUNLEE WAY, PORT FAIRY, VIC 3284	\$430,000	25/08/2017
2 WILLOUGHBY ST, PORT FAIRY, VIC 3284	\$422,500	03/04/2017