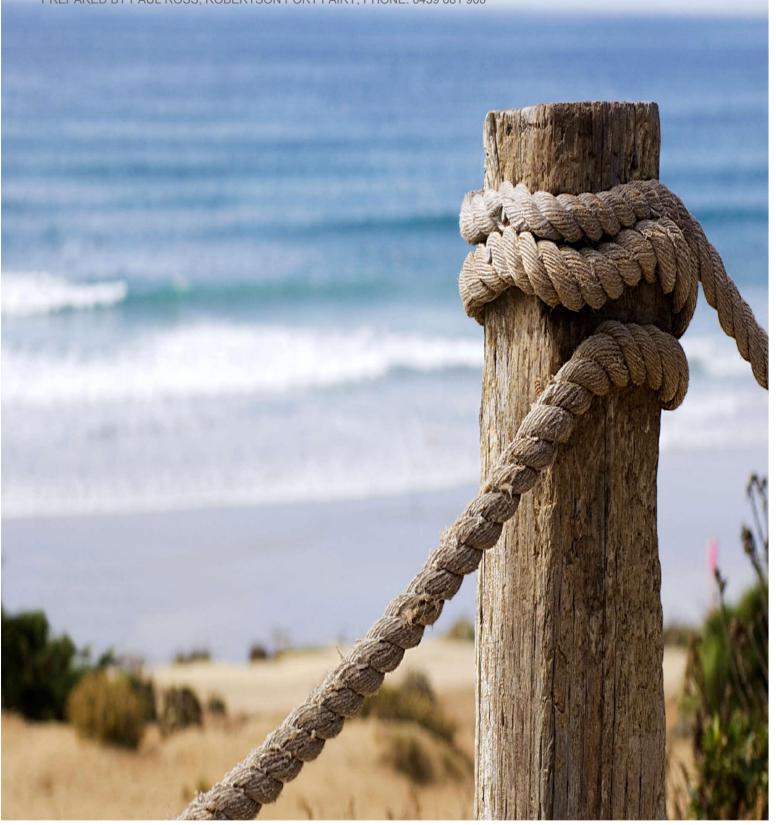
## STATEMENT OF INFORMATION

12 MCGILL COURT, PORT FAIRY, VIC 3284

PREPARED BY PAUL ROSS, ROBERTSON PORT FAIRY, PHONE: 0439 681 900







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 12 MCGILL COURT, PORT FAIRY, VIC 3284 🕮 3 🕒 2 😂 2







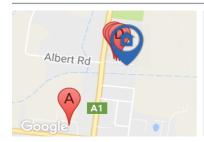
**Indicative Selling Price** 

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

\$480,000 to \$525,000

Provided by: Paul Ross, Robertson Port Fairy

## **SUBURB MEDIAN**



## PORT FAIRY, VIC, 3284

**Suburb Median Sale Price (House)** 

\$460,000

01 April 2016 to 31 March 2017

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.



## 9 DYSON ST, PORT FAIRY, VIC 3284







Sale Price

\$495,000

Sale Date: 21/03/2017

Distance from Property: 565m





## 1 MCGILL CRT, PORT FAIRY, VIC 3284







Sale Price

\$482,500

Sale Date: 03/04/2017

Distance from Property: 96m





3 MCGILL CRT, PORT FAIRY, VIC 3284







Sale Price

\$472,000

Sale Date: 24/08/2016

Distance from Property: 77m







## 



**Sale Price** \$508,000

Sale Date: 16/05/2016

Distance from Property: 61m



## 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	12 MCGILL COURT, PORT FAIRY, VIC 3284
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### Indicative selling price

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

Single Price / Range \$480,000 to \$525,000

## Median sale price

Median price	\$460,000	House	X	Unit	Suburb	PORT FAIRY
Period	01 April 2016 to 31 March 2017		Source	p	pricefinder	

## 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
9 DYSON ST, PORT FAIRY, VIC 3284	\$495,000	21/03/2017
1 MCGILL CRT, PORT FAIRY, VIC 3284	\$482,500	03/04/2017
3 MCGILL CRT, PORT FAIRY, VIC 3284	\$472,000	24/08/2016
5 MCGILL CRT, PORT FAIRY, VIC 3284	\$508,000	16/05/2016

