

STATEMENT OF INFORMATION

12 MCGILL COURT, PORT FAIRY, VIC 3284

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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: 

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  3  2  2

Sale Price

\$495,000

Sale Date: 21/03/2017

Distance from Property: 565m 



1 MCGILL CRT, PORT FAIRY, VIC 3284  4  2  1

Sale Price

\$482,500

Sale Date: 03/04/2017

Distance from Property: 96m 



3 MCGILL CRT, PORT FAIRY, VIC 3284  4  2  2

Sale Price

\$472,000

Sale Date: 24/08/2016

Distance from Property: 77m 

This report has been compiled on 01/06/2017 by Robertson Port Fairy. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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5 MCGILL CRT, PORT FAIRY, VIC 3284

 4  2  2

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

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

Unit

Suburb

PORT FAIRY

Period

01 April 2016 to 31 March 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
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