

STATEMENT OF INFORMATION

8 BAXTER 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



8 BAXTER STREET, PORT FAIRY, VIC 3284  3  2  2

Indicative Selling Price

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

Price Range: **\$630,000 to \$650,000**

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

\$557,500

01 April 2017 to 31 March 2018

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.



94 BANK ST, PORT FAIRY, VIC 3284

 2  1  1

Sale Price

****\$651,000**

Sale Date: 14/03/2018

Distance from Property: 263m



17 MARINER CRT, PORT FAIRY, VIC 3284

 3  2  2

Sale Price

\$640,000

Sale Date: 10/01/2018

Distance from Property: 764m



136 MODEL LANE, PORT FAIRY, VIC 3284

 4  2  2

Sale Price

\$635,000

Sale Date: 15/12/2017

Distance from Property: 2.4km



This report has been compiled on 18/05/2018 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

8 BAXTER STREET, PORT FAIRY, VIC 3284

Indicative selling price

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

Price Range: \$630,000 to \$650,000

Median sale price

Median price \$557,500

House

Unit

Suburb

PORT FAIRY

Period 01 April 2017 to 31 March 2018

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
94 BANK ST, PORT FAIRY, VIC 3284	**\$651,000	14/03/2018
17 MARINER CRT, PORT FAIRY, VIC 3284	\$640,000	10/01/2018
136 MODEL LANE, PORT FAIRY, VIC 3284	\$635,000	15/12/2017