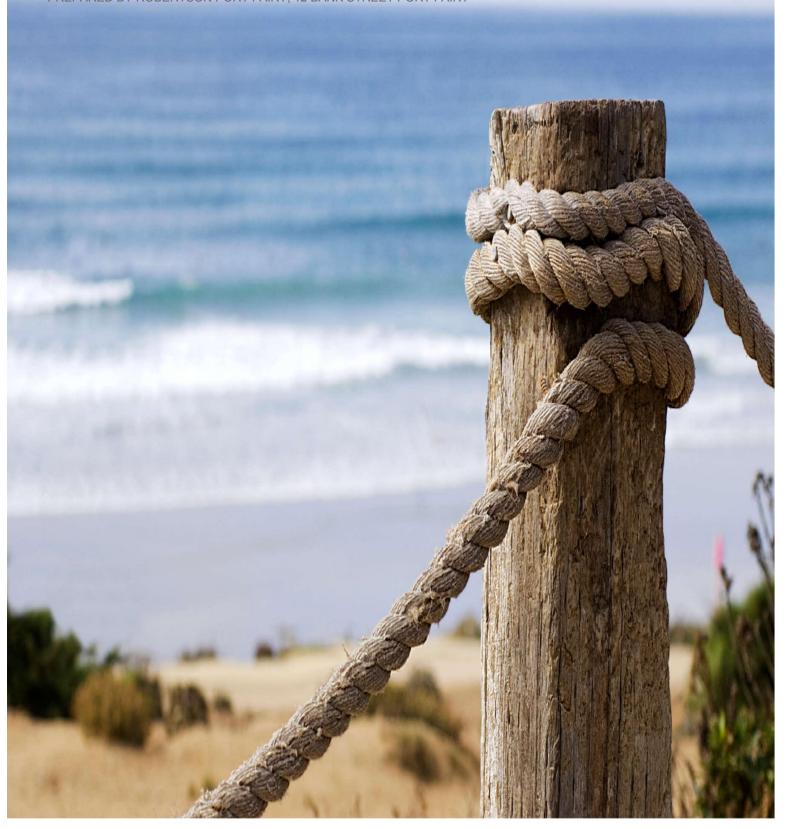
STATEMENT OF INFORMATION

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

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

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

\$557,500

01 April 2017 to 31 March 2018

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.



94 BANK ST, PORT FAIRY, VIC 3284







Sale Price

**\$651,000

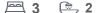
Sale Date: 14/03/2018

Distance from Property: 263m





17 MARINER CRT, PORT FAIRY, VIC 3284







Sale Price

\$640,000

Sale Date: 10/01/2018

Distance from Property: 764m





136 MODEL LANE, PORT FAIRY, VIC 3284









Sale Price

\$635,000

Sale Date: 15/12/2017

Distance from Property: 2.4km



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
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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	X	Unit	Suburb	PORT FAIRY
Period	01 April 2017 to 31 March 2018		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
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