

STATEMENT OF INFORMATION

33 DYSON 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



33 DYSON STREET, PORT FAIRY, VIC 3284  3  2  2

Indicative Selling Price

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

Price Range: **\$660,000 to \$699,000**

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

\$480,000

01 July 2016 to 30 June 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.



2 BROPHY ST, PORT FAIRY, VIC 3284

 3  2  2

Sale Price

\$675,000

Sale Date: 17/03/2017

Distance from Property: 1.3km



48 PHILIP ST, PORT FAIRY, VIC 3284

 4  2  2

Sale Price

Price Withheld

Sale Date: 29/03/2017

Distance from Property: 1.2km



80 REGENT ST, PORT FAIRY, VIC 3284

 4  3  1

Sale Price

\$662,500

Sale Date: 17/03/2017

Distance from Property: 505m



This report has been compiled on 12/08/2017 by Robertson Port Fairy. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



15 OREILLY ST, PORT FAIRY, VIC 3284

 4  2  2

Sale Price

\$683,000

Sale Date: 07/11/2016

Distance from Property: 893m



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

33 DYSON STREET, PORT FAIRY, VIC 3284

Indicative selling price

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

Price Range: \$660,000 to \$699,000

Median sale price

Median price \$480,000

House

Unit

Suburb

PORT FAIRY

Period 01 July 2016 to 30 June 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
2 BROPHY ST, PORT FAIRY, VIC 3284	\$675,000	17/03/2017
48 PHILIP ST, PORT FAIRY, VIC 3284	Price Withheld	29/03/2017
80 REGENT ST, PORT FAIRY, VIC 3284	\$662,500	17/03/2017
15 OREILLY ST, PORT FAIRY, VIC 3284	\$683,000	07/11/2016