



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 5 Anna Catherine Dve, PORT FAIRY 3284

House

4 beds

2 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$ 585,000**

### Median sale price

Median **House** for **PORT FAIRY** for period **Dec 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$ 465,000**

### 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 the most comparable to the property for sale.

<b>2 Brophy Street,</b> Port Fairy 3284	<b>Price \$ 675,000</b> Sold 19 April 2017
<b>48 Philip Street,</b> Port Fairy 3284	<b>Price \$ 700,000</b> Sold 17 May 2017
<b>2 Willoughby Street,</b> Port Fairy 3284	<b>Price \$ 442,500</b> Sold 13 April 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

**Nicole Dwyer**  
Stockdale & Leggo

03 5568 2099  
0419 568 775  
[nicole@portfairyrealestate.com](mailto:nicole@portfairyrealestate.com)

**Stockdale  
& Leggo**

**Stockdale & Leggo Port Fairy**

Shop 2, 54 Sackville Street,  
Port Fairy VIC 3284