

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 MARTIN LAURENCE PLACE, PORT

4 bedrooms 2 bathrooms 2 cars

Indicative Selling Price

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

Single Price: **\$1,375,000**

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

\$927,500

01 January 2023 to 31 December 2023

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.



36 PHILIP ST, PORT FAIRY, VIC 3284

4 bedrooms 2 bathrooms 2 cars

Sale Price

****\$1,262,500**

Sale Date: 15/09/2023

Distance from Property: 112m



40 PHILIP ST, PORT FAIRY, VIC 3284

3 bedrooms 2 bathrooms 4 cars

Sale Price

\$1,075,000

Sale Date: 27/04/2023

Distance from Property: 75m



80 COX ST, PORT FAIRY, VIC 3284

3 bedrooms 1 bathroom 1 car

Sale Price

\$1,300,000

Sale Date: 12/02/2023

Distance from Property: 949m

This report has been compiled on 23/01/2024 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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