

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**58 COX STREET, PORT FAIRY, VIC 3284**

3 1 1

### Indicative Selling Price

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

Price Range: **\$890,000 to \$940,000**

## MEDIAN SALE PRICE



**PORT FAIRY, VIC, 3284**

Suburb Median Sale Price (House)

**\$845,000**

01 October 2023 to 30 September 2024

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 agents representative considers to be most comparable to the property for sale.



**20 CAMPBELL ST, PORT FAIRY, VIC 3284**

3 1 1

Sale Price

**\$1,150,000**

Sale Date: 15/03/2024

Distance from Property: 600m



**10 JAMES ST, PORT FAIRY, VIC 3284**

3 2 2

Sale Price

**\*\*\$1,280,000**

Sale Date: 23/10/2024

Distance from Property: 179m



**73 CAMPBELL ST, PORT FAIRY, VIC 3284**

4 2 1

Sale Price

**\$1,000,000**

Sale Date: 24/10/2023

Distance from Property: 346m



This report has been compiled on 20/12/2024 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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