

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 MARINER COURT, PORT FAIRY, VIC**

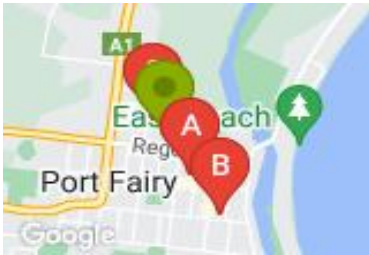
3 2 2

Indicative Selling Price

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

Single Price: **\$1,385,000**

## MEDIAN SALE PRICE



**PORT FAIRY, VIC, 3284**

Suburb Median Sale Price (House)

**\$950,000**

01 April 2023 to 31 March 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 agent's representative considers to be most comparable to the property for sale.



**16 BARCLAY ST, PORT FAIRY, VIC 3284**

1 - -

Sale Price

**\$1,440,000**

Sale Date: 12/03/2024

Distance from Property: 316m



**14 COX ST, PORT FAIRY, VIC 3284**

3 2 1

Sale Price

**\$1,200,000**

Sale Date: 31/01/2024

Distance from Property: 662m



**2 MARINER CRT, PORT FAIRY, VIC 3284**

3 2 2

Sale Price

**\$1,260,000**

Sale Date: 28/08/2023

Distance from Property: 151m



This report has been compiled on 29/05/2024 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://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.