

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 MCGILL COURT, PORT FAIRY, VIC 3284 🕮 4 🕒 2 😂 2







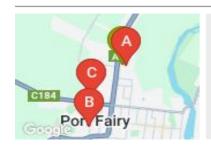
Indicative Selling Price

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

Price Range:

\$850,000 to \$890,000

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

\$895,000

01 January 2024 to 31 December 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.



5 MCGILL CRT, PORT FAIRY, VIC 3284







Sale Price

\$895,000

Sale Date: 21/05/2024

Distance from Property: 35m





28 COLLEGE ST, PORT FAIRY, VIC 3284







Sale Price

\$830,000

Sale Date: 08/07/2024

Distance from Property: 981m





21 DYSON ST, PORT FAIRY, VIC 3284







Sale Price

\$860,000

Sale Date: 19/09/2024

Distance from Property: 615m

