

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 BOWKER COURT, PORT FAIRY, VIC 3284** - - -

### Indicative Selling Price

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

Single Price: **\$530,000**

## MEDIAN SALE PRICE



### PORT FAIRY, VIC, 3284

Suburb Median Sale Price (Vacant Land)

**\$505,500**

01 January 2024 to 31 December 2024

Provided by:

## 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.



### 43 PHILIP ST, PORT FAIRY, VIC 3284

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Sale Price

**\$460,000**

Sale Date: 20/02/2024

Distance from Property: 545m



### 1 BOWKER CRT, PORT FAIRY, VIC 3284

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Sale Price

**\$420,000**

Sale Date: 01/08/2024

Distance from Property: 217m



### 1 MILLS CRES, PORT FAIRY, VIC 3284

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Sale Price

**\$680,000**

Sale Date: 08/08/2024

Distance from Property: 973m

This report has been compiled on 21/02/2025 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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