

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



109 BEACH STREET, PORT FAIRY, VIC

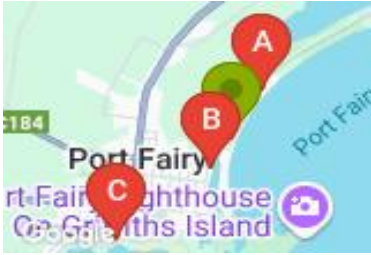
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Indicative Selling Price

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

Price Range: **\$5,800,000 to \$6,200,000**

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

\$875,000

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.



204 GRIFFITHS ST, PORT FAIRY, VIC 3284

4 2 2

Sale Price

****\$42,000,000**

Sale Date: 30/09/2024

Distance from Property: 789m



97 GIPPS ST, PORT FAIRY, VIC 3284

4 3 1

Sale Price

\$3,325,000

Sale Date: 13/03/2024

Distance from Property: 512m



8 OCEAN DR, PORT FAIRY, VIC 3284

4 2 3

Sale Price

\$2,220,000

Sale Date: 26/04/2024

Distance from Property: 2.1km



This report has been compiled on 17/10/2024 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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