

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



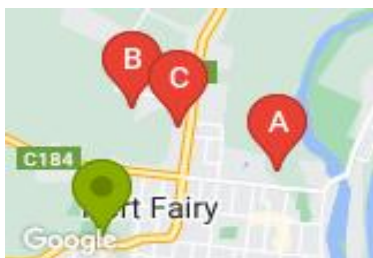
**506 PRINCES HIGHWAY, PORT FAIRY, VIC**  4  4  2

### Indicative Selling Price

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

Single Price: **\$1,195,000**

## MEDIAN SALE PRICE



### PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

**\$1,025,000**

01 April 2022 to 31 March 2023

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 agent's representative considers to be most comparable to the property for sale.



**7 ARMSTRONG CRT, PORT FAIRY, VIC 3284**  4  3  2

Sale Price

**\*\*\$1,710,000**

Sale Date: 05/05/2023

Distance from Property: 1.2km



**41C ALBERT RD, PORT FAIRY, VIC 3284**  3  2  3

Sale Price

**\$1,190,000**

Sale Date: 07/11/2022

Distance from Property: 930m



**3 PERRY CL, PORT FAIRY, VIC 3284**  3  2  2

Sale Price

**\$1,360,000**

Sale Date: 09/02/2022

Distance from Property: 919m



This report has been compiled on 14/06/2023 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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