

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 96 COX STREET, PORT FAIRY, VIC 3284 🔑 2 😓 1







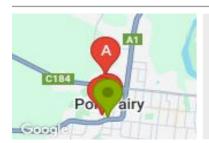
**Indicative Selling Price** 

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

Price Range:

\$630,000 to \$660,000

#### **MEDIAN SALE PRICE**



# PORT FAIRY, VIC, 3284

**Suburb Median Sale Price (House)** 

\$852,500

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.



## 5B ALLAN ST, PORT FAIRY, VIC 3284







Sale Price

\*\*\$830,000

Sale Date: 30/09/2024

Distance from Property: 593m





## 20 COLLEGE ST, PORT FAIRY, VIC 3284







Sale Price

\$700,000

Sale Date: 23/08/2024

Distance from Property: 87m





17A COLLEGE ST, PORT FAIRY, VIC 3284







Sale Price

\$650.000

Sale Date: 04/07/2024

Distance from Property: 70m

