

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



96 COX STREET, PORT FAIRY, VIC 3284

2 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

2 2 1

Sale Price

****\$830,000**

Sale Date: 30/09/2024

Distance from Property: 593m



20 COLLEGE ST, PORT FAIRY, VIC 3284

2 1 1

Sale Price

\$700,000

Sale Date: 23/08/2024

Distance from Property: 87m



17A COLLEGE ST, PORT FAIRY, VIC 3284

2 1 2

Sale Price

\$650,000

Sale Date: 04/07/2024

Distance from Property: 70m



This report has been compiled on 15/12/2024 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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