

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**10 OCEAN DRIVE, PORT FAIRY, VIC 3284**

3 2 1

### Indicative Selling Price

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

Price Range: **\$1,950,000 to \$2,050,000**

## MEDIAN SALE PRICE



**PORT FAIRY, VIC, 3284**

Suburb Median Sale Price (House)

**\$980,000**

01 January 2024 to 31 December 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.



**9 GIPPS ST, PORT FAIRY, VIC 3284**

3 2 2

Sale Price

**\*\$2,550,000**

Sale Date: 20/01/2025

Distance from Property: 1.4km



**2/35 GIPPS ST, PORT FAIRY, VIC 3284**

3 2 2

Sale Price

**\*\*\$2,800,000**

Sale Date: 06/01/2025

Distance from Property: 1.3km



**8 OCEAN DR, PORT FAIRY, VIC 3284**

4 2 3

Sale Price

**\$2,220,000**

Sale Date: 26/04/2024

Distance from Property: 18m



This report has been compiled on 30/01/2025 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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