

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A GRANT STREET, PORT FAIRY, VIC 3284  3  3  1

### Indicative Selling Price

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

Price Range: **\$890,000 to \$920,000**

## MEDIAN SALE PRICE



### PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

**\$830,000**

01 October 2023 to 30 September 2024

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 agents representative considers to be most comparable to the property for sale.



48A WILLIAM ST, PORT FAIRY, VIC 3284

 3  2  2

Sale Price

**\$1,025,000**

Sale Date: 15/05/2024

Distance from Property: 204m



1 DUNLEE WAY, PORT FAIRY, VIC 3284

 2  1  1

Sale Price

**\$800,000**

Sale Date: 01/07/2024

Distance from Property: 520m



102/32 BANK ST, PORT FAIRY, VIC 3284

 2  2  1

Sale Price

**\$845,000**

Sale Date: 01/07/2024

Distance from Property: 206m



This report has been compiled on 12/11/2024 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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