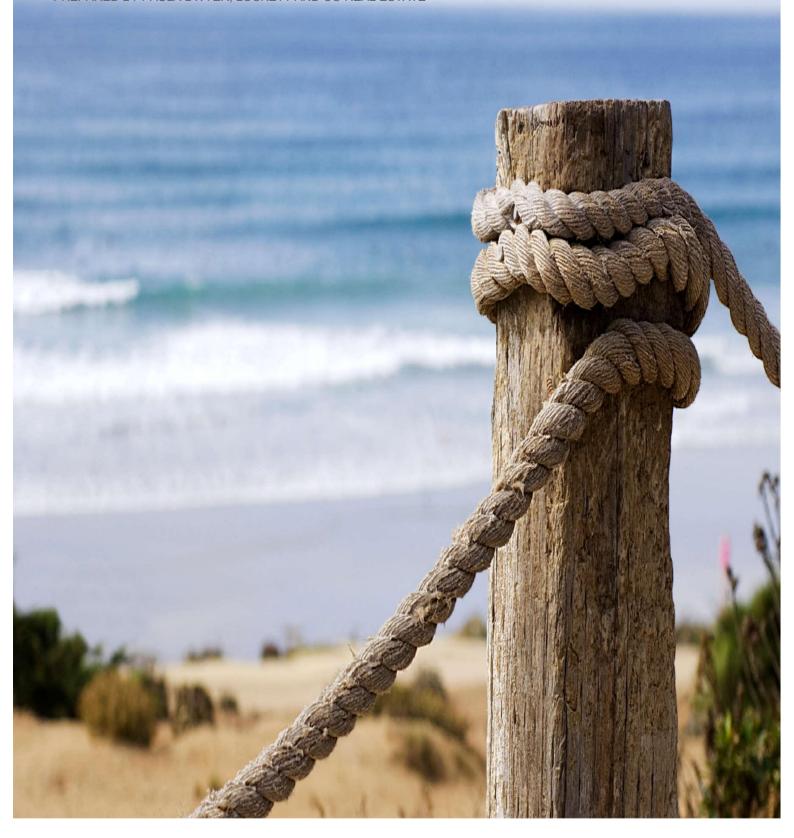
STATEMENT OF INFORMATION

24 SINGLETON STREET, PORT FAIRY, VIC 3284

PREPARED BY PAULA DWYER, LOCKETT AND CO REAL ESTATE







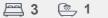
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 SINGLETON STREET, PORT FAIRY,







Indicative Selling Price

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

Single Price:

\$815,000

Provided by: Paula Dwyer, Lockett and Co Real Estate

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

\$947,500

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



7 DYSON ST, PORT FAIRY, VIC 3284







Sale Price

*\$875,000

Sale Date: 17/11/2023

Distance from Property: 1.2km





23 CROWE ST, PORT FAIRY, VIC 3284







Sale Price

\$980,000

Sale Date: 10/08/2023

Distance from Property: 268m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

	Pro	perty	offere	ed for
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	Address			
Including	suburb	and		

24 SINGLETON STREET, PORT FAIRY, VIC 3284

Indicative selling price

				, , , ,,
For the meaning	of this	price	see consumer.vic.d	gov.au/underguoting

Single Price:	\$815,000
	ı

Median sale price

Median price	\$947,500	Property type	House	Suburb	PORT FAIRY
Period	01 October 2022 to 30 September 2023		Source	pricefinder	

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable	Price	Date of sale
7 DYSON ST, PORT FAIRY, VIC 3284	*\$875,000	17/11/2023
23 CROWE ST, PORT FAIRY, VIC 3284	\$980,000	10/08/2023

This Statement of Information was prepared

22/12/2023

