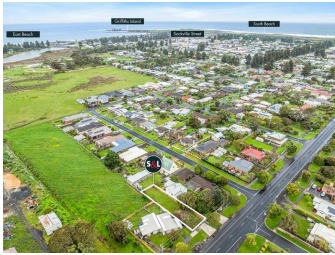


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**99 PRINCES HIGHWAY, PORT FAIRY, VIC**

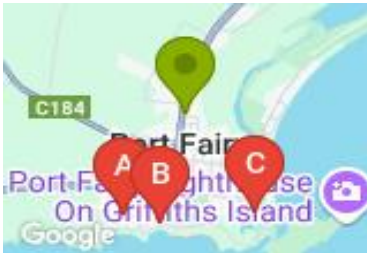


**Indicative Selling Price**

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

**Single Price: \$265,000**

## MEDIAN SALE PRICE



**PORT FAIRY, VIC, 3284**

**Suburb Median Sale Price (Vacant Land)**

**\$510,000**

01 April 2024 to 31 March 2025

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.



**43 PHILIP ST, PORT FAIRY, VIC 3284**



**Sale Price**

**\$460,000**

Sale Date: 20/02/2024

Distance from Property: 1.7km



**1 MILLS CRES, PORT FAIRY, VIC 3284**



**Sale Price**

**\$680,000**

Sale Date: 08/08/2024

Distance from Property: 1.6km



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



**Sale Price**

**\$600,000**

Sale Date: 29/10/2024

Distance from Property: 1.7km



This report has been compiled on 02/04/2025 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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