

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 28 GRIFFITHS STREET, PORT FAIRY, VIC 🕮 4 😂 2







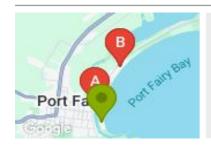
**Indicative Selling Price** 

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

Price Range:

\$4,950,000 to \$5,400,000

### **MEDIAN SALE PRICE**



# PORT FAIRY, VIC, 3284

**Suburb Median Sale Price (House)** 

\$820,000

01 April 2024 to 31 March 2025

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.



## 97 GIPPS ST, PORT FAIRY, VIC 3284







Sale Price

\$3,325,000

Sale Date: 13/03/2024

Distance from Property: 505m





## 204 GRIFFITHS ST, PORT FAIRY, VIC 3284







Sale Price

\*\*\$42,000,000

Sale Date: 30/09/2024

Distance from Property: 1.7km





204 GRIFFITHS ST, PORT FAIRY, VIC 3284







Sale Price

\$4,200,000

Sale Date: 29/05/2024

Distance from Property: 1.7km

