

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 GRIFFITHS STREET, PORT FAIRY, VIC

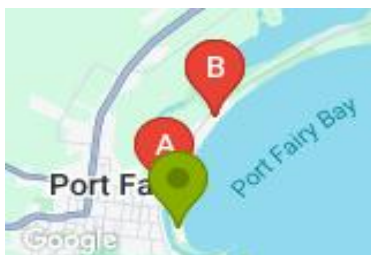
4 4 2

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:

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

4 3 2

Sale Price

\$3,325,000

Sale Date: 13/03/2024

Distance from Property: 505m



204 GRIFFITHS ST, PORT FAIRY, VIC 3284

4 2 2

Sale Price

****\$42,000,000**

Sale Date: 30/09/2024

Distance from Property: 1.7km



204 GRIFFITHS ST, PORT FAIRY, VIC 3284

4 2 2

Sale Price

\$4,200,000

Sale Date: 29/05/2024

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

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.