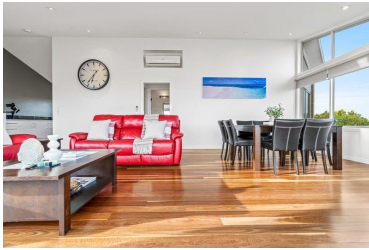


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**55A PHILIP STREET, PORT FAIRY, VIC**

3 2 2

**Indicative Selling Price**

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

**Single Price:** **\$990,000**

## MEDIAN SALE PRICE



**PORT FAIRY, VIC, 3284**

**Suburb Median Sale Price (House)**

**\$895,000**

01 January 2024 to 31 December 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.



**38 REGENT ST, PORT FAIRY, VIC 3284**

3 1 1

**Sale Price**

**\*\$850,000**

Sale Date: 11/02/2025

Distance from Property: 1.6km



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

3 2 1

**Sale Price**

**\$1,200,000**

Sale Date: 31/01/2024

Distance from Property: 1.6km



**6 BOWKER CRT, PORT FAIRY, VIC 3284**

4 2 2

**Sale Price**

**\$1,130,000**

Sale Date: 15/09/2024

Distance from Property: 500m



This report has been compiled on 03/03/2025 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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