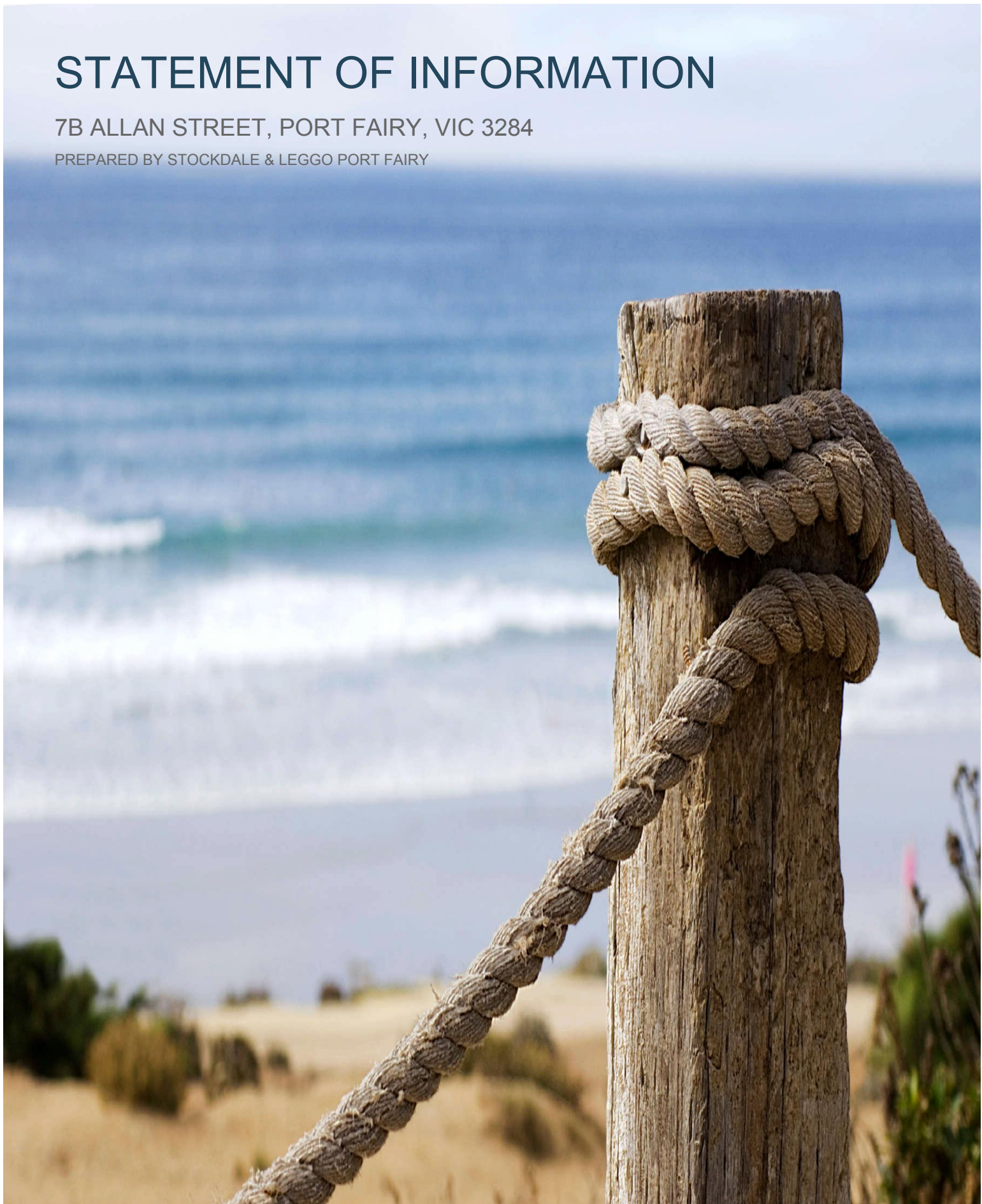


STATEMENT OF INFORMATION

7B ALLAN STREET, PORT FAIRY, VIC 3284

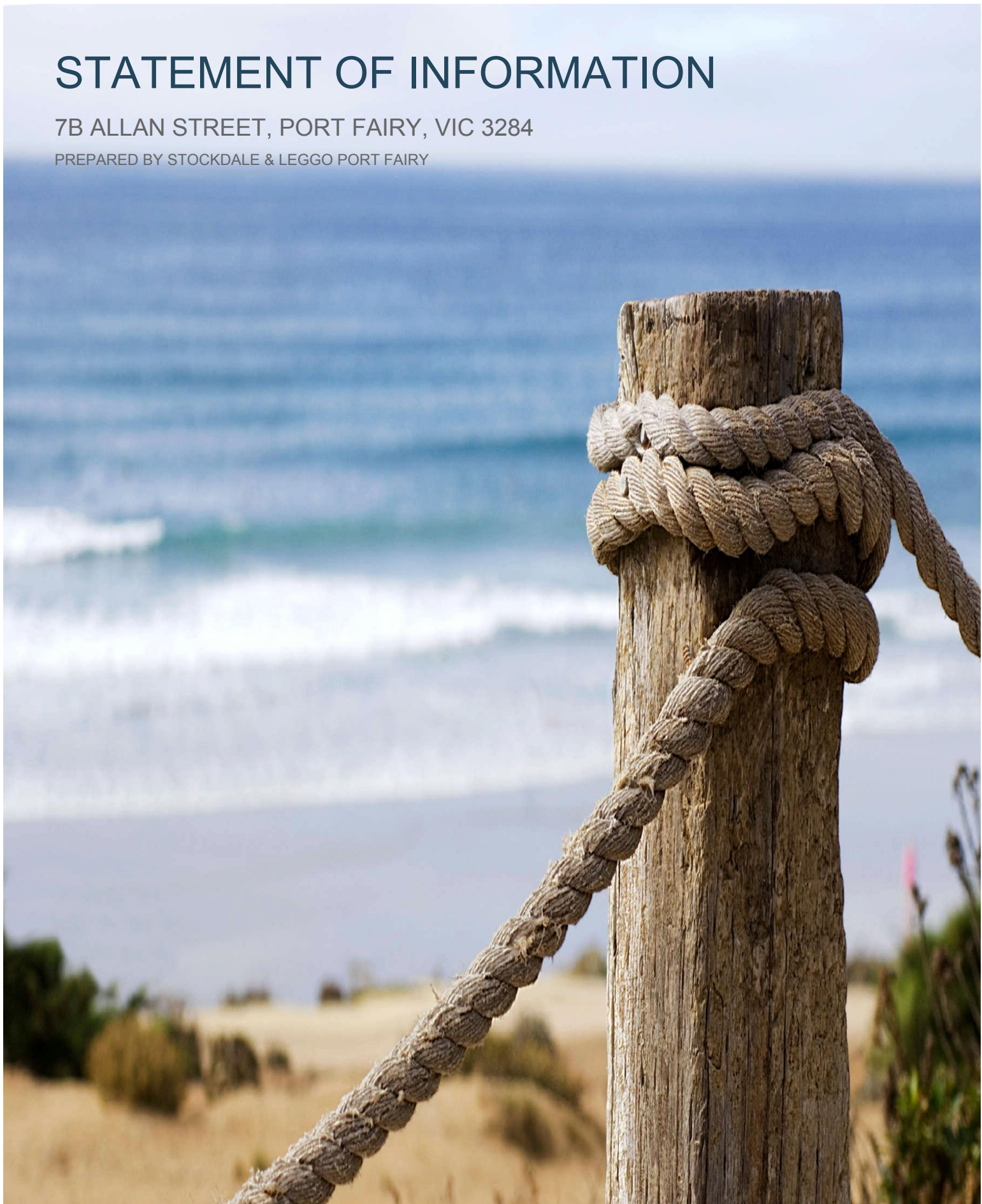
PREPARED BY STOCKDALE & LEGGO PORT FAIRY

A photograph of a wooden post with a thick rope tied around it, set against a background of a beach and the ocean. The rope is a light brown color and is tied in a complex knot around the post. The post is made of weathered wood and is positioned in the foreground. The background shows a sandy beach with some low-lying vegetation and the ocean with waves breaking in the distance. The sky is a clear, pale blue.

STATEMENT OF INFORMATION

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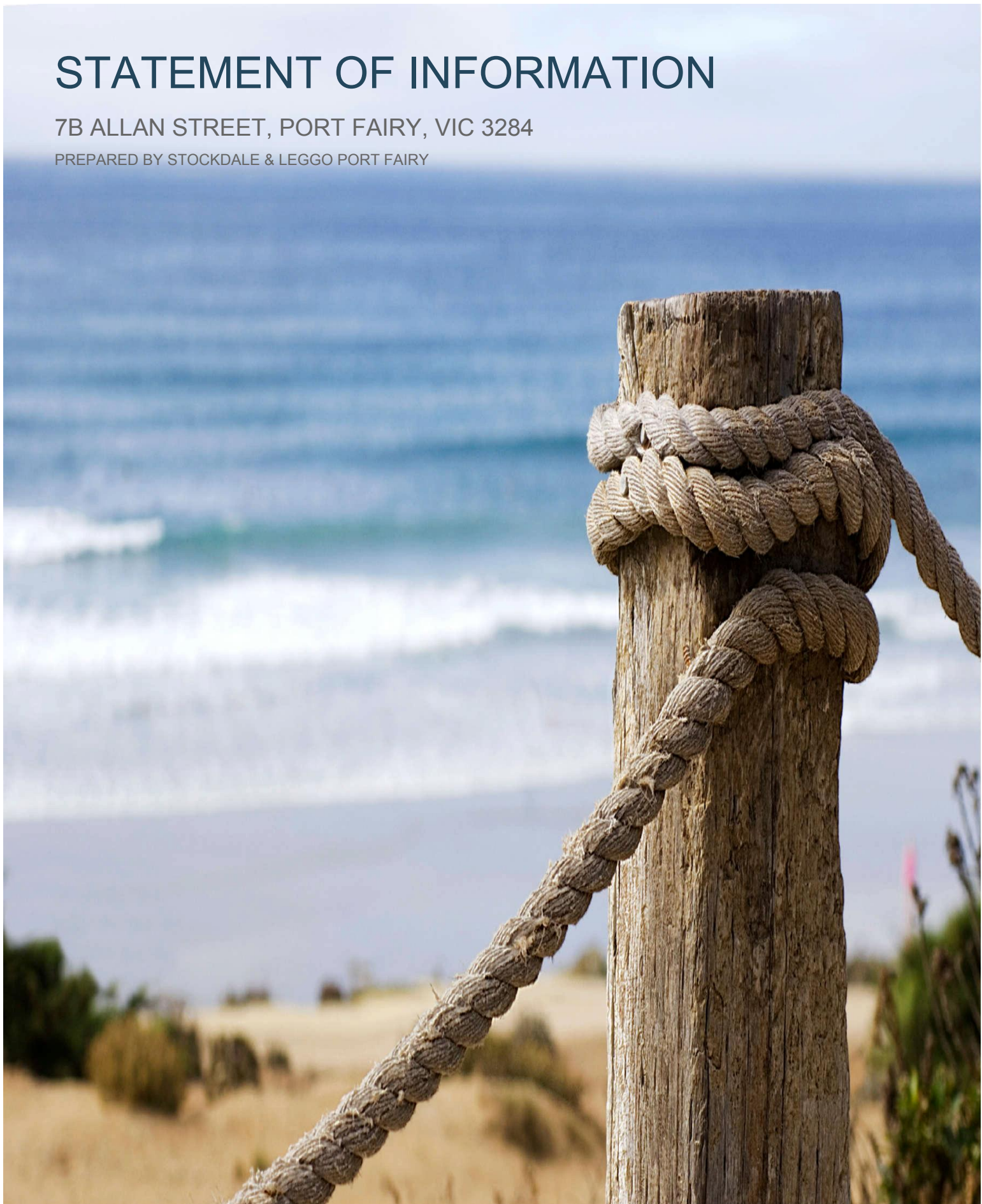
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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



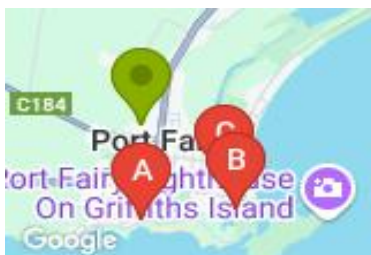
7B ALLAN STREET, PORT FAIRY, VIC 3284  -  -  -

Indicative Selling Price

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

Price Range: **\$630,000 to \$650,000**

MEDIAN SALE PRICE



PORT FAIRY, VIC, 3284

Suburb Median Sale Price (Vacant Land)

\$497,500

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.



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

Sale Price

\$680,000

Sale Date: 08/08/2024

Distance from Property: 1.3km



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

Sale Price

\$600,000

Sale Date: 29/10/2024

Distance from Property: 1.7km



WISHART WISHART ST, PORT FAIRY, VIC 3284  -  -  -

Sale Price

\$575,000

Sale Date: 19/03/2025

Distance from Property: 1.4km



This report has been compiled on 24/06/2025 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

7B ALLAN STREET, PORT FAIRY, VIC 3284

Indicative selling price

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

Price Range:

\$630,000 to \$650,000

Median sale price

Median price

\$497,500

Property type

Vacant Land

Suburb

PORT FAIRY

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 MILLS CRES, PORT FAIRY, VIC 3284	\$680,000	08/08/2024
14 GIPPS ST, PORT FAIRY, VIC 3284	\$600,000	29/10/2024
WISHART WISHART ST, PORT FAIRY, VIC 3284	\$575,000	19/03/2025

This Statement of Information was prepared on: 24/06/2025