

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



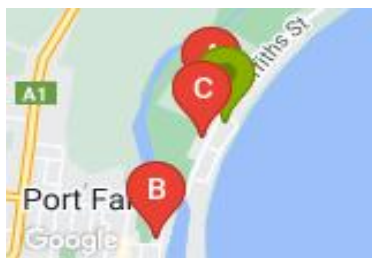
**166 GRIFFITHS STREET, PORT FAIRY, VIC**  4  4  1

### Indicative Selling Price

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

Price Range: **\$1,650,000 to \$1,750,000**

## MEDIAN SALE PRICE



### PORT FAIRY, VIC, 3284

Suburb Median Sale Price (House)

**\$902,500**

01 October 2022 to 30 September 2023

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 agent's representative considers to be most comparable to the property for sale.



### 11 RITCHIE ST, PORT FAIRY, VIC 3284

 3  -  -

Sale Price

**\$1,355,000**

Sale Date: 13/10/2022

Distance from Property: 159m



### 80 GIPPS ST, PORT FAIRY, VIC 3284

 4  2  2

Sale Price

**\$1,450,000**

Sale Date: 27/07/2022

Distance from Property: 932m



### 127 GRIFFITHS ST, PORT FAIRY, VIC 3284

 2  2  1

Sale Price

**\$2,100,000**

Sale Date: 24/05/2022

Distance from Property: 175m



This report has been compiled on 30/10/2023 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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