

# STATEMENT OF INFORMATION

96 OCEAN DRIVE, PORT FAIRY, VIC 3284

PREPARED BY STOCKDALE & LEGGO PORT FAIRY



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**96 OCEAN DRIVE, PORT FAIRY, VIC 3284**



### Indicative Selling Price

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

Price Range: **\$980,000 to \$1,020,000**

## MEDIAN SALE PRICE



**PORT FAIRY, VIC, 3284**

Suburb Median Sale Price (Vacant Land)

01 April 2023 to 31 March 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



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



### Sale Price

**\$600,000**

Sale Date: 22/11/2023

Distance from Property: 156m



**43 PHILIP ST, PORT FAIRY, VIC 3284**



### Sale Price

**\$460,000**

Sale Date: 20/02/2024

Distance from Property: 442m



This report has been compiled on 26/04/2024 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the 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 information contained in this report 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.

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**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](https://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

96 OCEAN DRIVE, PORT FAIRY, VIC 3284

### Indicative selling price


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

Price Range: \$980,000 to \$1,020,000

### Median sale price

Median price

Property type House Suburb PORT FAIRY

Period 01 April 2023 to 31 March 2024 Source 

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
1 BOWKER CRT, PORT FAIRY, VIC 3284	\$600,000	22/11/2023
43 PHILIP ST, PORT FAIRY, VIC 3284	\$460,000	20/02/2024

This Statement of Information was prepared on: 26/04/2024