

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 CROWE STREET PORT FAIRY VIC 3284

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,750

Property type

Land

Suburb

Port Fairy

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Address of comparable property

Price

Date of sale

11 HILL STREET PORT FAIRY VIC 3284	\$551,000	19-Jan-24
43 PHILIP STREET PORT FAIRY VIC 3284	\$460,000	20-Feb-24
14 GIPPS STREET PORT FAIRY VIC 3284	\$600,000	29-Oct-24

OR

B* 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.

This Statement of Information was prepared on: 19 May 2025



**11 HILL STREET PORT FAIRY VIC
3284**

 -  -  -

Sold Price

\$551,000

Sold Date

19-Jan-24

Distance

0.27km



**43 PHILIP STREET PORT FAIRY VIC
3284**

 -  -  -

Sold Price

\$460,000

Sold Date

20-Feb-24

Distance

0.16km



**14 GIPPS STREET PORT FAIRY VIC
3284**

 4  2  -

Sold Price

\$600,000

Sold Date

29-Oct-24

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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