

STATEMENT OF INFORMATION

15 SHE OAK CRESCENT, FAIRHAVEN, VIC 3231

PREPARED BY MARTY MAHER, GREAT OCEAN PROPERTIES AIREYS INLET



greatoceanproperties

we sell great ocean properties

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 SHE OAK CRESCENT, FAIRHAVEN, VIC  3  1  1

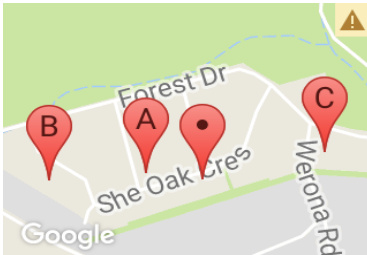
Indicative Selling Price

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

Price Range: \$695,000 to \$725,000

Provided by: Mim Atkinson, Great Ocean Properties Aireys Inlet

MEDIAN SALE PRICE



FAIRHAVEN, VIC, 3231

Suburb Median Sale Price (House)

\$858,000

01 July 2016 to 30 June 2017

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.



20 SHE OAK CRES, FAIRHAVEN, VIC 3231

 3  1  1

Sale Price

\$675,000

Sale Date: 10/09/2016

Distance from Property: 92m



39 SHE OAK CRES, FAIRHAVEN, VIC 3231

 4  3  2

Sale Price

\$820,000

Sale Date: 20/03/2017

Distance from Property: 247m



14 WERONA RD, FAIRHAVEN, VIC 3231

 4  2  -

Sale Price

\$858,000

Sale Date: 11/02/2017

Distance from Property: 204m



This report has been compiled on 01/09/2017 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

15 SHE OAK CRESCENT, FAIRHAVEN, VIC 3231

Indicative selling price

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Price Range:

\$695,000 to \$725,000

Median sale price

Median price

\$858,000

House

X

Unit

Suburb

FAIRHAVEN

Period

01 July 2016 to 30 June 2017

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

Address of comparable property	Price	Date of sale
20 SHE OAK CRES, FAIRHAVEN, VIC 3231	\$675,000	10/09/2016
39 SHE OAK CRES, FAIRHAVEN, VIC 3231	\$820,000	20/03/2017
14 WERONA RD, FAIRHAVEN, VIC 3231	\$858,000	11/02/2017