



Statement of Information

Prepared on: 1/11/2018

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

16 YANDANAH ROAD, FAIRHAVEN, VIC 3231

Indicative selling price

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

Single price \$1,975,000

Median sale price

Median price \$1,020,000

*House ☒

*Unit ☐

Suburb
or locality FAIRHAVEN

Period - From 1/10/2017 to 22/10/2018

Source Realestate.com.au

Comparable property sales

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
1	7 LIALEETA ROAD, FAIRHAVEN, VIC 3231	\$ 950,000	10/10/2018
2	26 SHE OAK CRESCENT, FAIRHAVEN, VIC 3231	\$ 1,425,000	6/09/2018
3	9A BANOOL ROAD, FAIRHAVEN, VIC 3231	\$ 830,00	8/08/2018