

# 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 27 YARRINGA ROAD, FAIRHAVEN, VIC, 3231

### Indicative selling price

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

Price range \$1,250,000 - \$1,350,000

### Median sale price

Median price \$2,300,000 Property type HOUSE Suburb Fairhaven

Period - From 30 Sept 2022 to 30 Oct 2023 Source Realestate.com.au

### 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
1 2 Kalbaru Drive, Fairhaven, VIC, 3231	\$1,830,000	1/02/2023
2 67 Lialeeta Road, Fairhaven, VIC, 3231	\$2,300,000	20/12/2023
3 35 Ridge Road, Fairhaven, VIC, 3231	\$2,125,000	18/7/2023

This Statement of Information was prepared on: 16th October 20204

