

# 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 22 – 24 BANOOL 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)

\$5,100,000

&

\$5,500,000

Price range between

### Median sale price

Median price \$2,525,000

Property type HOUSE

Suburb FAIRHAVEN

Period - From 1/4/2021

to

6/4/2022

Source REA

### 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	12 LIALEETA ROAD, FAIRHAVEN, VIC 3231	\$5,035,000	5/12/2021
2	310 GREAT OCEAN ROAD, FAIRHAVEN, VIC 3231	\$10,000,000	9/11/2021
3	25 BANOOL ROAD, FAIRHAVEN, VIC 3231	\$4,200,000	6/3/2021

This Statement of Information was prepared on: 14<sup>TH</sup> April 2022