



Statement of Information

Prepared on:

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 5 SHE OAK CRESCENT, FAIRHAVEN 3231

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$854,000 *House X FAIRHAVEN

Period - From 1/11/2016 to 6/11/2017 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. 15 She Oak Crescent, Fairhaven	\$710,000	October 2017
2. 14 Werona Road, Fairhaven	\$858,000	February 2017
3. 39 She Oak Crescent, Fairhaven	\$820,000	March 2017