



GreatOceanRoad

REALESTATE

Statement of Information

Prepared on: 2.04.18

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 12 COWAN AVENUE, FAIRHAVEN, VIC 3231

Indicative selling price

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

Price \$1,395,000

Median sale price

Median price \$897,500

House ☒

Suburb or locality FAIRHAVEN

Period - From 1/03/2017 to 26/03/2018

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 1 ILLAROO ROAD, FAIRHAVEN	\$ 790,000	MAR 2018
2 44 LIALEETA ROAD, FAIRHAVEN	\$1,610,000	FEB 2018
3 25 KALBARU DRIVE, FAIRHAVEN	\$ 915,000	JAN 2018