

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 58 FOREST DRIVE FAIRHAVEN VIC 3231

Indicative selling price

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

Price range between \$1,650,000 & \$1,850,000

Median sale price

Median price \$3,150,000 Property type House Suburb Fairhaven

Period - From 01 Aug 2022 to 31 Jul 2023 Source Corelogic

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 6 MERRAN GROVE FAIRHAVEN VIC 3231	\$1,900,000	04 Apr 23
2 2 KALBARU DRIVE FAIRHAVEN VIC 3231	\$1,830,000	01 Feb 23
3 31 SHE OAK DRIVE FAIRHAVEN VIC 3231	\$1,870,000	18 Dec 23

This Statement of Information was prepared on: 30th January 2024