

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 SHE OAK CRESCENT, FAIRHAVEN, VIC 4 3 2

Indicative Selling Price

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

Price Range: \$1,675,000 to \$1,775,000

Provided by: Marty Maher Licensed Estate Agent 066757L, Great Ocean Properties Aireys

MEDIAN SALE PRICE



FAIRHAVEN, VIC, 3231

Suburb Median Sale Price (House)

\$877,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4 TIMBARA CLR, FAIRHAVEN, VIC 3231 4 3 3

Sale Price

\$2,100,000

Sale Date: 17/10/2017

Distance from Property: 380m



56 BANOOL RD, FAIRHAVEN, VIC 3231 3 2 2

Sale Price

\$2,100,000

Sale Date: 29/10/2016

Distance from Property: 427m



17 BOYD AVE, MOGGS CREEK, VIC 3231 4 3 3

Sale Price

\$1,770,000

Sale Date: 06/05/2017

Distance from Property: 1.4km



This report has been compiled on 21/02/2018 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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Indicative selling price

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Price Range: \$1,675,000 to \$1,775,000

Median sale price

Median price \$877,500

House

Unit

Suburb

FAIRHAVEN

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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
4 TIMBARA CLR, FAIRHAVEN, VIC 3231	\$2,100,000	17/10/2017
56 BANOOL RD, FAIRHAVEN, VIC 3231	\$2,100,000	29/10/2016
17 BOYD AVE, MOGGS CREEK, VIC 3231	\$1,770,000	06/05/2017