

# STATEMENT OF INFORMATION

32 KALBARU DRIVE, FAIRHAVEN, VIC 3231

PREPARED BY MARTY MAHER LICENSED ESTATE AGENT 066757L



**greatoceanproperties**

we sell great ocean properties

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**32 KALBARU DRIVE, FAIRHAVEN, VIC**

3 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$975,000 to \$1,050,000**

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

## MEDIAN SALE PRICE



**FAIRHAVEN, VIC, 3231**

Suburb Median Sale Price (House)

**\$866,500**

01 October 2016 to 30 September 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.



**51 LIALEETA RD, FAIRHAVEN, VIC 3231**

3 2 3

### Sale Price

**\$850,000**

Sale Date: 04/04/2017

Distance from Property: 568m



**3 WYBELLENNA DR, FAIRHAVEN, VIC 3231**

3 2 2

### Sale Price

**\$930,000**

Sale Date: 14/02/2017

Distance from Property: 294m



**31 WYBELLENNA DR, FAIRHAVEN, VIC 3231**

5 2 2

### Sale Price

**\*\$1,360,000**

Sale Date: 17/11/2017

Distance from Property: 75m



This report has been compiled on 06/12/2017 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

32 KALBARU DRIVE, FAIRHAVEN, VIC 3231

Indicative selling price

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Price Range:

\$975,000 to \$1,050,000

Median sale price

Median price

\$866,500

House

X

Unit

Suburb

FAIRHAVEN

Period

01 October 2016 to 30 September 2017

Source



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 |
|---------------------------------------|--------------|--------------|
| 51 LIALEETA RD, FAIRHAVEN, VIC 3231   | \$850,000    | 04/04/2017   |
| 3 WYBELLENNA DR, FAIRHAVEN, VIC 3231  | \$930,000    | 14/02/2017   |
| 31 WYBELLENNA DR, FAIRHAVEN, VIC 3231 | *\$1,360,000 | 17/11/2017   |