

STATEMENT OF INFORMATION

33 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



33 KALBARU DRIVE, FAIRHAVEN, VIC

4 2 -

Indicative Selling Price

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

Price Range: \$1,000,000 to \$1,100,000

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

MEDIAN SALE PRICE



FAIRHAVEN, VIC, 3231

Suburb Median Sale Price (House)

\$880,000

01 April 2017 to 31 March 2018

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.



5 SHE OAK CRES, FAIRHAVEN, VIC 3231

4 3 2

Sale Price

\$1,000,000

Sale Date: 22/01/2018

Distance from Property: 1km



31 WYBELLENNA DR, FAIRHAVEN, VIC

4 2 2

Sale Price

\$1,360,000

Sale Date: 16/11/2017

Distance from Property: 111m



32 KALBARU DR, FAIRHAVEN, VIC 3231

3 1 2

Sale Price

\$1,000,000

Sale Date: 10/12/2017

Distance from Property: 36m



This report has been compiled on 10/04/2018 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

33 KALBARU DRIVE, FAIRHAVEN, VIC 3231

Indicative selling price

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Price Range:

\$1,000,000 to \$1,100,000

Median sale price

Median price

\$880,000

House

X

Unit

Suburb

FAIRHAVEN

Period

01 April 2017 to 31 March 2018

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
5 SHE OAK CRES, FAIRHAVEN, VIC 3231	\$1,000,000	22/01/2018
31 WYBELLENNA DR, FAIRHAVEN, VIC 3231	\$1,360,000	16/11/2017
32 KALBARU DR, FAIRHAVEN, VIC 3231	\$1,000,000	10/12/2017