

# 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 67 LIALEETA ROAD, FAIRHAVEN, VIC 3231

### Indicative selling price

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

Price range between \$2,275,000 & \$2,390,000

### Median sale price

Median price \$3,312,500 Property type HOUSE Suburb FAIRHAVEN

Period - From OCT 2021 to SEPT 2022 Source REA

### 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 35 RIDGE ROAD, FAIRHAVEN, VIC 3231	\$ 2,125,000	16/07/2022
2 25 BANOOL ROAD, FAIRHAVEN, VIC 3231	\$ 4,200,000	06/03/2022
3 9A LIALEETA ROAD, FAIRHAVEN, VIC 3231	\$ 2,525,000	15/10/2021

This Statement of Information was prepared on: OCTOBER 27, 2022