

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 YARRINGA ROAD, FAIRHAVEN, VIC

3 2 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: Mim Atkinson, Great Ocean Properties Aireys Inlet

MEDIAN SALE PRICE



FAIRHAVEN, VIC, 3231

Suburb Median Sale Price (House)

\$866,500

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.



25 KALBARU DR, FAIRHAVEN, VIC 3231

3 1 2

Sale Price

***\$915,000**

Sale Date: 31/01/2018

Distance from Property: 704m



32 KALBARU DR, FAIRHAVEN, VIC 3231

3 1 2

Sale Price

\$1,000,000

Sale Date: 10/12/2017

Distance from Property: 779m



5 SHE OAK CRES, FAIRHAVEN, VIC 3231

4 3 2

Sale Price

\$1,000,000

Sale Date: 22/01/2018

Distance from Property: 297m



This report has been compiled on 22/03/2018 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

16 YARRINGA ROAD, FAIRHAVEN, VIC 3231

Indicative selling price

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

Price Range:

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

Median sale price

Median price

\$866,500

House

X

Unit

Suburb

FAIRHAVEN

Period

01 January 2017 to 31 December 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
25 KALBARU DR, FAIRHAVEN, VIC 3231	*\$915,000	31/01/2018
32 KALBARU DR, FAIRHAVEN, VIC 3231	\$1,000,000	10/12/2017
5 SHE OAK CRES, FAIRHAVEN, VIC 3231	\$1,000,000	22/01/2018