

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**"KONINDERIE" 60 BIMBADEEN DRIVE,**

5 2 2

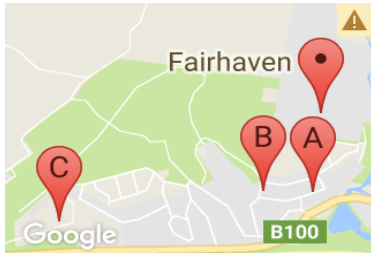
Indicative Selling Price

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

Price Range: **\$2,750,000 to \$2,850,000**

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 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.



**31 WYBELLENA DR, FAIRHAVEN, VIC 3231**

4 2 2

Sale Price

**\$1,360,000**

Sale Date: 16/11/2017

Distance from Property: 561m



**8 IRONBARK AVE, FAIRHAVEN, VIC 3231**

4 3 4

Sale Price

**\$3,000,000**

Sale Date: 27/05/2017

Distance from Property: 668m



**4 TIMBARA CLR, FAIRHAVEN, VIC 3231**

4 3 3

Sale Price

**\$2,100,000**

Sale Date: 17/10/2017

Distance from Property: 1.9km



This report has been compiled on 12/03/2018 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2018 - [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

"KONINDERIE" 60 BIMBADEEN DRIVE, 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: \$2,750,000 to \$2,850,000

### Median sale price

Median price

\$866,500

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
31 WYBELLENNA DR, FAIRHAVEN, VIC 3231	\$1,360,000	16/11/2017
8 IRONBARK AVE, FAIRHAVEN, VIC 3231	\$3,000,000	27/05/2017
4 TIMBARA CLR, FAIRHAVEN, VIC 3231	\$2,100,000	17/10/2017