



# GreatOceanRoad

REALESTATE

## Statement of Information

Prepared on: 21.02.18

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 1 ILAROO 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)

Single price \$785,000

### Median sale price

Median price \$915,000 \*House x FAIRHAVEN

Period - From 1/02/17 to 12/02/18 Source Realestate.com.au

### Comparable property sales

| Address of comparable property   | Price       | Date of sale |
|----------------------------------|-------------|--------------|
| 1. 25 Kalbaru Drive, Fairhaven   | \$915,000   | 31/01/2018   |
| 2. 5 She Oak Crescent, Fairhaven | \$1,000,000 | 5/01/2018    |
| 3. 35 Kalbaru Drive, Fairhaven   | \$720,000   | 20/06/2017   |