

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 WYBELLENNA DRIVE, FAIRHAVEN, VIC  5  2  2

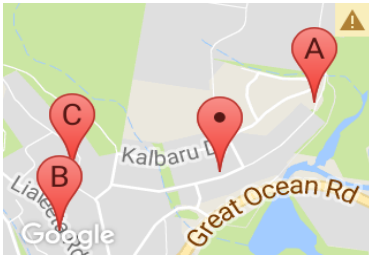
Indicative Selling Price

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

Price Range: \$1,295,000 to \$1,350,000

Provided by: Mim Atkinson, Great Ocean Properties Aireys Inlet

MEDIAN SALE PRICE



FAIRHAVEN, VIC, 3231

Suburb Median Sale Price (House)

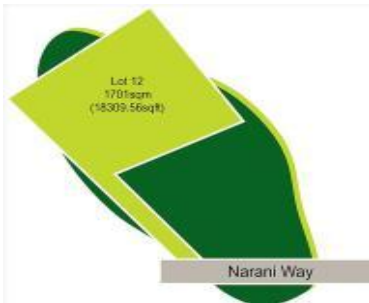
\$866,500

01 October 2016 to 30 September 2017

Provided by: 

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.



26 NARANI WAY, FAIRHAVEN, VIC 3231  3  -  -

Sale Price

\$1,400,000

Sale Date: 03/06/2017

Distance from Property: 391m



44 LIALEETA RD, FAIRHAVEN, VIC 3231  4  2  2

Sale Price

\$1,470,500

Sale Date: 08/09/2016

Distance from Property: 560m



25 RIDGE RD, FAIRHAVEN, VIC 3231  3  -  -

Sale Price

\$1,400,000

Sale Date: 16/01/2017

Distance from Property: 479m



This report has been compiled on 01/11/2017 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2017 - 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

31 WYBELLENNA DRIVE, FAIRHAVEN, VIC 3231

Indicative selling price

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

Price Range:

\$1,295,000 to \$1,350,000

Median sale price

Median price

\$866,500

House

X

Unit

Suburb

FAIRHAVEN

Period

01 October 2016 to 30 September 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
26 NARANI WAY, FAIRHAVEN, VIC 3231	\$1,400,000	03/06/2017
44 LIALEETA RD, FAIRHAVEN, VIC 3231	\$1,470,500	08/09/2016
25 RIDGE RD, FAIRHAVEN, VIC 3231	\$1,400,000	16/01/2017