

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
Including suburb and
postcode

14 NARANI WAY FAIRHAVEN VIC 3231

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,100,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,950,000

Property type

House

Suburb

Fairhaven

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

50 NARANI WAY FAIRHAVEN VIC 3231	\$2,350,000	16-Jan-24
48 WYBELLENNA DRIVE FAIRHAVEN VIC 3231	\$2,100,000	05-Feb-25
311 GREAT OCEAN ROAD FAIRHAVEN VIC 3231	\$2,075,000	17-Dec-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12 May 2025



50 NARANI WAY FAIRHAVEN VIC 3231

 3
  2
  2

Sold Price

\$2,350,000

Sold Date

16-Jan-24

Distance

0.1km


48 WYBELLENNA DRIVE FAIRHAVEN VIC 3231

 3
  2
  2

Sold Price

^{RS} **\$2,100,000**

Sold Date

05-Feb-25

Distance

0.17km


311 GREAT OCEAN ROAD FAIRHAVEN VIC 3231

 3
  2
  -

Sold Price

\$2,075,000

Sold Date

17-Dec-24

Distance

0.59km
RS = Recent sale

UN = Undisclosed Sale

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