

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

26 SHE OAK CRESCENT, FAIRHAVEN, VIC 3231

Indicative selling price

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

Price Range: \$1,455,000 to \$1,595,000

Median sale price

Median price \$880,000

House

Unit

Suburb

FAIRHAVEN

Period 01 April 2017 to 31 March 2018

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
8 OLD COACH RD, MOGGS CREEK, VIC 3231	*\$1,200,000	23/03/2018
29 RIDGE RD, FAIRHAVEN, VIC 3231	*\$1,400,000	29/01/2018
12 COWAN AVE, FAIRHAVEN, VIC 3231	*\$1,275,000	05/04/2018
44 LIALEETA RD, FAIRHAVEN, VIC 3231	*\$1,610,000	08/02/2018