



## Statement of Information

Prepared on: 15.9.17

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

12 COWAN AVENUE, FAIRHAVEN, VIC 3231

### Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$858,000 House  Suburb or locality FAIRHAVEN  
Period - From 1/09/2016 to 31/08/2017 Source Realestate.com.au

### 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
1	44 LIALEETA ROAD, FAIRHAVEN	\$ 1,480,000	SEPT 2016
2	17 BOYD AVENUE, MOGGS CREEK	\$1,770,000	MAY 2017
3	58 LIALEETA ROAD, FAIRHAVEN	\$ 858,000	JAN 2017