

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 22 – 24 BANOOL ROAD, FAIRHAVEN, VIC 3231

Indicative selling price

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

\$5,100,000

&

\$5,500,000

Price range between

Median sale price

Median price \$2,525,000

Property type HOUSE

Suburb FAIRHAVEN

Period - From 1/4/2021

to

6/4/2022

Source REA

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 | 12 LIALEETA ROAD, FAIRHAVEN, VIC 3231 | \$5,035,000 | 5/12/2021 |
| 2 | 310 GREAT OCEAN ROAD, FAIRHAVEN, VIC 3231 | \$10,000,000 | 9/11/2021 |
| 3 | 25 BANOOL ROAD, FAIRHAVEN, VIC 3231 | \$4,200,000 | 6/3/2021 |

This Statement of Information was prepared on: 14TH April 2022