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	7 Birralee Road 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	$2,500,000	&	$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,446,000	Property type	House	Suburb	Fairhaven
Period-from	01 Apr 2020	to	31 Mar 2021	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
13 Banool Road Fairhaven VIC 3231	$2,500,000	20-Dec-20
8 Narani Way Fairhaven VIC 3231	$2,450,000	18-Nov-20
33 Beach Road Aireys Inlet VIC 3231	$2,540,000	21-Mar-21

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: 01 April 2021

CONSUMER AFFAIRS VICTORIA