

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 Mutton Road, Fawkner Vic 3060

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$774,250

Property Type House

Suburb Fawkner

Period - From 01/07/2020

to

30/06/2021

Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	15 Vervale Av FAWKNER 3060	\$760,000	21/08/2021
2	12 McBryde St FAWKNER 3060	\$750,000	06/09/2021
3	14 Argyle St FAWKNER 3060	\$680,000	10/04/2021

OR

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

This Statement of Information was prepared on:

07/10/2021 09:11

18 Mutton Road, Fawkner Vic 3060



Rabieh Fakhoury
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3 1 2

Rooms: 4
Property Type: House
Land Size: 623 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median House Price
Year ending June 2021: \$774,250

Comparable Properties

15 Vervale Av FAWKNER 3060 (REI)

Agent Comments

3 1 1

Price: \$760,000
Method: Sold Before Auction
Date: 21/08/2021
Property Type: House (Res)
Land Size: 630 sqm approx



12 McBryde St FAWKNER 3060 (REI)

Agent Comments

3 1 4

Price: \$750,000
Method: Private Sale
Date: 06/09/2021
Property Type: House



14 Argyle St FAWKNER 3060 (REI)

Agent Comments

3 1 2

Price: \$680,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 300 sqm approx

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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