

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

3/23 Princess Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$460,000

&

\$480,000

Median sale price

Median price \$477,000

House

Unit

X

Suburb

Fawkner

Period - From 01/10/2017

to

31/12/2017

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	1/27 McBryde St FAWKNER 3060	\$532,888	15/10/2017
2	4/134 Lorne St FAWKNER 3060	\$525,000	21/02/2018
3	2/38 Sutherland St HADFIELD 3046	\$487,000	16/02/2018

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.



Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

1/27 McBryde St FAWKNER 3060 (VG)

Agent Comments



Price: \$532,888

Method: Sale

Date: 15/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/134 Lorne St FAWKNER 3060 (REI)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 21/02/2018

Rooms: 3

Property Type: Townhouse (Single)



2/38 Sutherland St HADFIELD 3046 (REI)

Agent Comments



Price: \$487,000

Method: Private Sale

Date: 16/02/2018

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 175 sqm approx