

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

41 Anderson Road, Fawkner Vic 3060

Indicative selling price

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

Range between

\$790,000

&

\$810,000

Median sale price

Median price

\$845,000

Property Type

House

Suburb

Fawkner

Period - From

01/01/2022

to

31/03/2022

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	14 Claremont St FAWKNER 3060	\$815,000	12/03/2022
2	53 Anderson Rd FAWKNER 3060	\$795,000	30/05/2022
3	19 Glynda St FAWKNER 3060	\$790,000	25/01/2022

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:

27/06/2022 11:35

41 Anderson Road, Fawkner Vic 3060

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$790,000 - \$810,000

Median House Price

March quarter 2022: \$845,000



 3  1  5

Rooms: 7

Property Type: House (Res)

Land Size: 648 sqm approx

Agent Comments

Comparable Properties

14 Claremont St FAWKNER 3060 (REI)

Agent Comments

 3  1  1

Price: \$815,000

Method: Auction Sale

Date: 12/03/2022

Property Type: House

Land Size: 540 sqm approx

53 Anderson Rd FAWKNER 3060 (REI)

Agent Comments

 3  1  4

Price: \$795,000

Method: Private Sale

Date: 30/05/2022

Property Type: House

Land Size: 665 sqm approx



19 Glynda St FAWKNER 3060 (REI)

Agent Comments

 3  1  4

Price: \$790,000

Method: Private Sale

Date: 25/01/2022

Property Type: House

Land Size: 589 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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