

## 13A Imaroo Street, Fawkner Vic 3060



**4 Bed 3 Bath 2 Car**  
**Property Type:** Townhouse  
**Land Size:** 225 sqm approx  
**Indicative Selling Price**  
 \$680,000 - \$730,000  
**Median House Price**  
 Year ending December 2023:  
 \$590,000

## Comparable Properties



### 6 Bogong Court, Reservoir 3073 (REI)

**3 Bed 1 Bath 2 Car**  
**Price:** \$726,000  
**Method:** Sold Before Auction  
**Date:** 22/03/2024  
**Property Type:** House (Res)  
**Agent Comments:** This property has the following in comparison: Superior location, Superior land size & Inferior condition



### 1098 Sydney Road, Fawkner 3060 (REI)

**3 Bed 1 Bath 3 Car**  
**Price:** \$705,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 675 sqm approx  
**Agent Comments:** This property has the following in comparison: Inferior location, Superior land size & Inferior condition



### 1/10 Percy Street, Fawkner 3060 (REI)

**3 Bed 2 Bath 1 Car**  
**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 14/03/2024  
**Property Type:** House  
**Land Size:** 312 sqm approx  
**Agent Comments:** Similar location, Similar land size & Inferior condition

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

13A Imaroo Street, Fawkner Vic 3060

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$680,000

&

\$730,000

#### Median sale price

Median price

\$590,000

Unit

x

Suburb

Fawkner

Period - From

01/01/2023

to

31/12/2023

Source

REIV

#### Comparable property sales

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
6 Bogong Court, RESERVOIR 3073	\$726,000	22/03/2024
1098 Sydney Road, FAWKNER 3060	\$705,000	16/03/2024
1/10 Percy Street, FAWKNER 3060	\$680,000	14/03/2024

This Statement of Information was prepared on:

27/03/2024 13:30