

## 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

7/14 Stanford Close, 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 \$410,000

&

\$451,000

#### Median sale price

Median price \$414,000

Unit X

Suburb Fawkner

Period - From 01/04/2016 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/47 Sutherland St HADFIELD 3046	\$450,000	18/01/2017
6/119 Anderson Rd FAWKNER 3060	\$445,000	29/04/2017
5/29 Davidson St RESERVOIR 3073	\$416,000	08/10/2016



 3  1  1

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 150 sqm  
**Agent Comments**

**Indicative Selling Price**  
\$410,000 - \$451,000  
**Median Unit Price**  
Year ending March 2017: \$414,000

## Comparable Properties



2/47 Sutherland St HADFIELD 3046 (REI/VG)

**Agent Comments**

 2  1  1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 18/01/2017  
**Rooms:** 4  
**Property Type:** Unit



6/119 Anderson Rd FAWKNER 3060 (REI)

**Agent Comments**

 2  1  1

**Price:** \$445,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** -  
**Property Type:** Unit



5/29 Davidson St RESERVOIR 3073 (REI/VG)

**Agent Comments**

 2  1  1

**Price:** \$416,000  
**Method:** Auction Sale  
**Date:** 08/10/2016  
**Rooms:** 3  
**Property Type:** Unit