

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:

4/13 Oliver Court Fawkner

INDICATIVE SELLING PRICE (For the meaning of this price see consumeraffairs.vic.gov.au/underquoting)

Range between \$410000 and \$451000

MEDIAN SALE PRICE

Median price: \$450,000

Property type: Unit-

Suburb: Fawkner

Period from 20 February to 20 June 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 the comparable property	Price	Date of sale
2/5 Shaw Street Fawkner 3060	\$450,000	05/06/2017
6/119 Anderson road Fawkner 3060	\$445,000	29/04/2017
2/54 Ledger Avenue Fawkner 3060	\$441,000	22/02/2017

Barry Plant Coburg450 Sydney Road
Coburg, Vic, 3058
9350 1155

Generated: 28 April 2017

Statement of information for residential property.



INDICATIVE SELLING PRICE
\$450000

MEDIAN UNIT PRICE
April Quarter 2017:

PREPARED FOR 4/13 Oliver Court Fawkner VIC 3060

TYPE LAND 190sqm (approx.)

2 BED 1 BATH 1 CAR 3 ROOMS

AGENT COMMENTS Brand new rear unit 2 bedroom, open plan living court yard, lock up carport

Comparable sales.



Fawkner 2/5 Shaw Street Fawkner

PRICE	\$450,000	AGENT COMMENTS
SALE DATE	05-June-2017 2016	2 Bedrooms open plan living
METHOD	Sale	
TYPE	unit	
LAND	strata sqm (approx.)	

2 BED	1 - BATH	1- CAR	3 - ROOMS
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Fawkner 6/119 Anderson road

PRICE	\$445,000	AGENT COMMENTS
SALE DATE	29-April -2017	Street Facing ,2 bedrooms ,open plan living, Garage
METHOD	Auction	
TYPE	unit	
LAND	Strata sqm. (approx.)	

2 BED	1 BATH	1 CAR	3 ROOMS
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Fawkner 2/54 Ledger Avenue

PRICE	\$441,000	AGENT COMMENTS
SALE DATE	22-February 2017	two story town house 2 bedrooms open plan living Lu garage Court yard
METHOD	Auction	
TYPE	Town house	
LAND	Strata sqm (approx.)	

2 BED	1- BATH	1- CAR	3- ROOMS
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Source: REIV propertydata.com.au. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.