

15A Hudson Street, Fawkner Vic 3060

**McGrath**

Bruno Zugaro

03 8312 9222

0411 441 428

brunozugaro@mcgrath.com.au

**Indicative Selling Price**

\$630,000

**Median Unit Price**

Year ending December 2017: \$517,500



3 1 1

**Rooms:**

**Property Type:** Townhouse (Res)

**Land Size:** 217 sqm approx

**Agent Comments**

## Comparable Properties



**Lot 1/3 Brian St FAWKNER 3060 (REI)**

**Agent Comments**

3 1 -

**Price:** \$616,000

**Method:** Sold Before Auction

**Date:** 15/12/2017

**Rooms:** 4

**Property Type:** House (Res)



**44a Marlborough St FAWKNER 3060 (REI)**

**Agent Comments**

3 1 2

**Price:** \$602,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 218 sqm approx



**1/23 Piper St FAWKNER 3060 (REI)**

**Agent Comments**

2 2 1

**Price:** \$583,000

**Method:** Private Sale

**Date:** 07/12/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 277 sqm approx

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Generated: 11/04/2018 12:47



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.

## 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

15A Hudson 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)

Single price \$630,000

#### Median sale price

Median price \$517,500

House

Unit

X

Suburb Fawkner

Period - From 01/01/2017

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 Lot 1/3 Brian St FAWKNER 3060	\$616,000	15/12/2017
2 44a Marlborough St FAWKNER 3060	\$602,000	09/12/2017
3 1/23 Piper St FAWKNER 3060	\$583,000	07/12/2017

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.~~