

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

13 Riviera Court, Fawkner Vic 3060

Indicative selling price

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

Single price

\$679,000

Median sale price

Median price

\$695,000

Property Type

House

Suburb

Fawkner

Period - From

30/06/2019

to

29/06/2020

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	15 Lowson St FAWKNER 3060	\$690,000	18/04/2020
2	226 Mcbryde St FAWKNER 3060	\$685,000	21/03/2020
3	173 Anderson Rd FAWKNER 3060	\$667,000	06/05/2020

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:

30/06/2020 11:43



3 1 2

Property Type: House (Res)

Land Size: 819 sqm approx

Agent Comments

Indicative Selling Price

\$679,000

Median House Price

30/06/2019 - 29/06/2020: \$695,000

Comparable Properties



15 Lawson St FAWKNER 3060 (REI)

Agent Comments

3 1 2

Price: \$690,000

Method: Private Sale

Date: 18/04/2020

Rooms: 6

Property Type: House (Res)

Land Size: 677 sqm approx



226 McBryde St FAWKNER 3060 (REI)

Agent Comments

3 1 2

Price: \$685,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 643 sqm approx



173 Anderson Rd FAWKNER 3060 (REI)

Agent Comments

3 1 3

Price: \$667,000

Method: Private Sale

Date: 06/05/2020

Rooms: 4

Property Type: House (Res)

Land Size: 638 sqm approx