



3 1 1

Rooms: 5

Property Type: House

Land Size: Approx 688 sqm approx

Agent Comments

Comparable Properties



22 Sandra Av FAWKNER 3060 (REI)

Agent Comments

3 1 1

Price: \$775,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 671 sqm approx

18 Hood Cr FAWKNER 3060 (REI)

Agent Comments

3 2 2

Price: \$750,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 689 sqm approx



49 Percy St FAWKNER 3060 (REI)

Agent Comments

3 1 1

Price: \$720,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 655 sqm approx

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

64 Percy Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$720,000

&

\$780,000

Median sale price

Median price \$737,500

House

X

Unit

Suburb Fawkner

Period - From 01/10/2017

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	22 Sandra Av FAWKNER 3060	\$775,000	14/10/2017
2	18 Hood Cr FAWKNER 3060	\$750,000	03/03/2018
3	49 Percy St FAWKNER 3060	\$720,000	17/03/2018

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.~~