

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 36 FAWKNER STREET, ABERFELDIE, VIC 🕮 3 🕒 1 😂 2







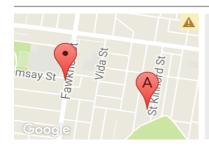
**Indicative Selling Price** 

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

**Single Price:** \$950,000

Provided by: Andrew Pennisi, Pennisi Real Estate

#### **MEDIAN SALE PRICE**



# ABERFELDIE, VIC, 3040

**Suburb Median Sale Price (House)** 

\$1,300,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.



### 48 ST KINNORD ST, ABERFELDIE, VIC







Sale Price

\$1,000,000

Sale Date: 03/06/2017

Distance from Property: 576m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

Property offered f	or sale					
Address Including suburb and postcode	36 FAWKNER STREET, ABERFELDIE, VIC 3040					
Indicative selling	price					
For the meaning of this	s price see consumer.vic.gov.au/underqu	ıoting				
Single Price:	\$950,000					
Median sale price						
Median price	\$1,300,000 House X	Unit	Suburb	ABERFELDIE		
Period	01 October 2016 to 30 September 2017	Source	p	pricefinder		

#### Comparable property sales

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.

Address of comparable property		Price	Date of sale
	48 ST KINNORD ST, ABERFELDIE, VIC 3040	\$1,000,000	03/06/2017

