

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

12A Major Road, Fawkner Vic 3060

Indicative selling price

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

Range between \$800,000

&

\$880,000

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	68 Queens Pde FAWKNER 3060	\$874,000	19/08/2017
2	93 Denys St FAWKNER 3060	\$850,000	02/12/2017
3	31 Major Rd FAWKNER 3060	\$840,000	14/10/2017

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.



Rooms: 8

Property Type: House

Land Size: 785 sqm approx

Agent Comments

Comparable Properties



68 Queens Pde FAWKNER 3060 (REI)

Agent Comments



Price: \$874,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 687 sqm approx



93 Denys St FAWKNER 3060 (REI)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 662 sqm approx



31 Major Rd FAWKNER 3060 (REI)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 570 sqm approx