



3 1 2

Rooms:

Property Type: House

Land Size: 673 sqm approx

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median House Price

Year ending September 2018: \$741,000

Comparable Properties



165 Anderson Rd FAWKNER 3060 (REI)

Agent Comments

4 1 1

Price: \$720,000

Method: Sold Before Auction

Date: 02/08/2018

Rooms: 8

Property Type: House (Res)

Land Size: 631 sqm approx



15 June St FAWKNER 3060 (REI)

Agent Comments

3 1 1

Price: \$720,000

Method: Auction Sale

Date: 23/06/2018

Rooms: 5

Property Type: House (Res)

Land Size: 639 sqm approx



8 Minona St FAWKNER 3060 (REI)

Agent Comments

4 1 1

Price: \$700,000

Method: Auction Sale

Date: 21/07/2018

Rooms: 6

Property Type: House (Res)

Land Size: 635 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 | 2 Janice Court, Fawkner Vic 3060 |
|---|----------------------------------|

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|---------|
| Median price | \$741,000 | House | X | Unit | | Suburb | Fawkner |
| Period - From | 01/10/2017 | to | 30/09/2018 | 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 | 165 Anderson Rd FAWKNER 3060 | \$720,000 | 02/08/2018 |
| 2 | 15 June St FAWKNER 3060 | \$720,000 | 23/06/2018 |
| 3 | 8 Minona St FAWKNER 3060 | \$700,000 | 21/07/2018 |

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.~~