

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 102 Fawkner Street, Aberfeldie 3040

Indicative selling price

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

Single Price \$2,095,000

Median sale price

Median price \$1,625,000

House



Suburb Aberfeldie

Period - From 1/4/18

to

30/6/18

Source

REIV propertydata.com.au/RPData/Core
Logic

Comparable property sales

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. 83 Fawkner Street, Aberfeldie	\$2,200,000	5/5/18
2. 15 Daisy Street, Essendon	\$1,910,000	10/4/18
3. 57 The Parade, Ascot Vale	\$2,085,000	20/3/18

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 25 August 2018.