

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

1/180 ANDERSON ROAD FAWKNER VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Other

Suburb

Fawkner

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

3/29 LYNCH ROAD FAWKNER VIC 3060	\$615,000	19-Mar-22
2C HOOD CRESCENT FAWKNER VIC 3060	\$590,000	26-May-22
2/13 OLIVER COURT FAWKNER VIC 3060	\$575,000	20-Apr-22

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 6 months.~~

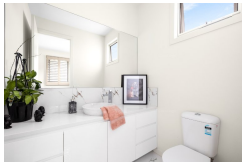
This Statement of Information was prepared on: 05 July 2022



3/29 LYNCH ROAD FAWKNER VIC 3060 Sold Price **\$615,000** Sold Date **19-Mar-22**

 2  1  1

Distance **2.24km**



2C HOOD CRESCENT FAWKNER VIC 3060 Sold Price **\$590,000** Sold Date **26-May-22**

 2  2  1

Distance **2.14km**



2/13 OLIVER COURT FAWKNER VIC 3060 Sold Price **\$575,000** Sold Date **20-Apr-22**

 2  2  1

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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