

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

44 Mutton 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Oct 2018

to

30 Sep 2019

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

22 Tyrrell Crescent Fawkner VIC 3060	\$475,000	31-Aug-19
11 Vervale Avenue Fawkner VIC 3060	\$476,500	15-Jun-19
43 Anderson Road Fawkner VIC 3060	\$480,000	12-Apr-19

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: 28 October 2019



22 Tyrrell Crescent Fawkner VIC 3060

3 1 1

Sold Price

RS

\$475,000

Sold Date

31-Aug-19

Distance

0.47km



11 Vervale Avenue Fawkner VIC 3060

3 1 2

Sold Price

\$476,500

Sold Date

15-Jun-19

Distance

0.5km



43 Anderson Road Fawkner VIC 3060

3 1 1

Sold Price

\$480,000

Sold Date

12-Apr-19

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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