

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

3a Maher Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$527,000

Property Type Unit

Suburb Fawkner

Period - From 24/03/2020

to

23/03/2021

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	4/39 James St FAWKNER 3060	\$485,000	18/12/2020
2	3/20 Margaret St FAWKNER 3060	\$455,000	06/03/2021
3	4/24 Disney St FAWKNER 3060	\$450,000	27/10/2020

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.~~

This Statement of Information was prepared on:

24/03/2021 16:30



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Property Type: Villa

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

24/03/2020 - 23/03/2021: \$527,000

Comparable Properties



4/39 James St FAWKNER 3060 (REI/VG)

Agent Comments

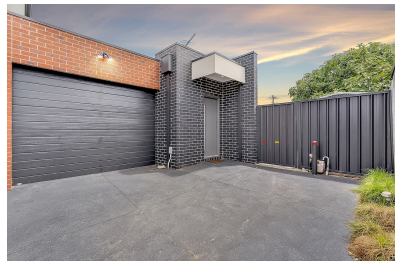
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Price: \$485,000

Method: Private Sale

Date: 18/12/2020

Property Type: House (Res)



3/20 Margaret St FAWKNER 3060 (REI)

Agent Comments

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Price: \$455,000

Method: Auction Sale

Date: 06/03/2021

Property Type: Villa



4/24 Disney St FAWKNER 3060 (VG)

Agent Comments

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Price: \$450,000

Method: Sale

Date: 27/10/2020

Property Type: Villa