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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

3 Birchwood Street Fawkner VIC 3060

 4  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$670,000





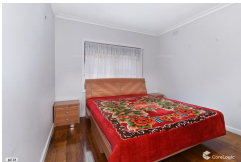







## Median Sale Price

\$670,000 Houses in Fawkner between 01 Sep 2018 - 31 Aug 2019

Source: CoreLogic

## Comparable Property Sales

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.

	<b>10 Selola Court Fawkner VIC 3060</b>	Sold Price	<b>\$630,000</b>	Sold Date	<b>05-May-19</b>
	 4  1  1			Distance	<b>0.31km</b>
	<b>31 Preston Street Fawkner VIC 3060</b>	Sold Price <sup>RS</sup>	<b>\$690,000</b>	Sold Date	<b>20-Jul-19</b>
	 4  1  2			Distance	<b>0.67km</b>
	<b>39 Ledger Avenue Fawkner VIC 3060</b>	Sold Price <sup>RS</sup>	<b>\$695,000</b>	Sold Date	<b>06-Jul-19</b>
	 4  1  6			Distance	<b>1.29km</b>

RS = Recent sale

UN = Undisclosed Sale

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