

84 Major Road, Fawkner Vic 3060

McGrath

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Indicative Selling Price

\$830,000

Median House Price

December quarter 2017: \$737,500



3 1 1

Rooms:

Property Type: House

Land Size: 556 sqm approx

Agent Comments

Comparable Properties



16 Disney St FAWKNER 3060 (REI)

Agent Comments

3 1 2

Price: \$775,000

Method: Sold Before Auction

Date: 12/10/2017

Rooms: 7

Property Type: House (Res)

Land Size: 638 sqm approx



4 Bonwick St FAWKNER 3060 (REI)

Agent Comments

3 1 2

Price: \$767,500

Method: Sold Before Auction

Date: 08/12/2017

Rooms: -

Property Type: House



124 Major Rd FAWKNER 3060 (REI)

Agent Comments

3 3 3

Price: \$756,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 605 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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

84 Major Road, Fawkner Vic 3060

Indicative selling price

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

Single price \$830,000

Median sale price

Median price \$737,500

House

X

Unit

Suburb Fawkner

Period - From 01/10/2017

to

31/12/2017

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 16 Disney St FAWKNER 3060	\$775,000	12/10/2017
2 4 Bonwick St FAWKNER 3060	\$767,500	08/12/2017
3 124 Major Rd FAWKNER 3060	\$756,000	21/10/2017

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.~~