

STATEMENT OF INFORMATION

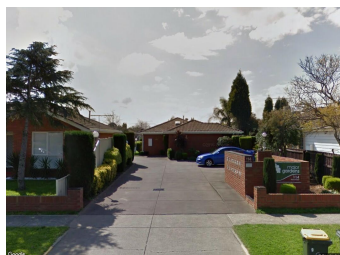
11/114A MAJOR ROAD, FAWKNER, VIC 3060

PREPARED BY RICK GOODMAN, O'BRIEN REAL ESTATE CRAIGIEBURN



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11/114A MAJOR ROAD, FAWKNER, VIC

 2  1  1

Indicative Selling Price

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

Price Range:

383,000 to 399,000

Provided by: Rick Goodman, Stockdale & Leggo Craigieburn

MEDIAN SALE PRICE



FAWKNER, VIC, 3060

Suburb Median Sale Price (Unit)

\$515,000

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



4/1 CLARA ST, FAWKNER, VIC 3060

 2  1  1

Sale Price

***\$381,000**

Sale Date: 17/02/2018

Distance from Property: 451m



1/1 CLARA ST, FAWKNER, VIC 3060

 2  1  1

Sale Price

\$412,000

Sale Date: 16/12/2017

Distance from Property: 451m



3/1 CLARA ST, FAWKNER, VIC 3060

 2  1  1

Sale Price

\$346,000

Sale Date: 21/10/2017

Distance from Property: 451m



This report has been compiled on 17/04/2018 by Stockdale & Leggo Craigieburn. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11/114A MAJOR ROAD, FAWKNER, VIC 3060

Indicative selling price

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

Price Range:

383,000 to 399,000

Median sale price

Median price

\$515,000

House

Unit

X


Suburb

FAWKNER

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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 |
|---------------------------------|------------|--------------|
| 4/1 CLARA ST, FAWKNER, VIC 3060 | *\$381,000 | 17/02/2018 |
| 1/1 CLARA ST, FAWKNER, VIC 3060 | \$412,000 | 16/12/2017 |
| 3/1 CLARA ST, FAWKNER, VIC 3060 | \$346,000 | 21/10/2017 |