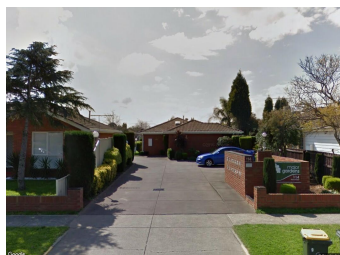# STATEMENT OF INFORMATION

11/114A MAJOR ROAD, FAWKNER, VIC 3060
PREPARED BY RICK GOODMAN, O'BRIEN REAL ESTATE CRAIGIEBURN

OBrien

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: **pricefinder**

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   Ⓒ

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	pricefinder		

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