

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

144 Anderson Road, Fawkner Vic 3060

Indicative selling price

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

Range between \$695,000

&

\$710,000

Median sale price

Median price \$692,500

House

X

Unit

Suburb Fawkner

Period - From 01/07/2018

to

30/09/2018

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 | 165 Anderson Rd FAWKNER 3060 | \$720,000 | 02/08/2018 |
| 2 | 19 Hudson St FAWKNER 3060 | \$688,000 | 27/10/2018 |
| 3 | 36 Anderson Rd FAWKNER 3060 | \$680,000 | 19/09/2018 |

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price

\$695,000 - \$710,000

Median House Price

September quarter 2018: \$692,500

Comparable Properties



165 Anderson Rd FAWKNER 3060 (REI)

Agent Comments



Price: \$720,000

Method: Sold Before Auction

Date: 02/08/2018

Rooms: 8

Property Type: House (Res)

Land Size: 631 sqm approx



19 Hudson St FAWKNER 3060 (REI)

Agent Comments



Price: \$688,000

Method: Auction Sale

Date: 27/10/2018

Rooms: 3

Property Type: House (Res)

Land Size: 589 sqm approx



36 Anderson Rd FAWKNER 3060 (REI)

Agent Comments



Price: \$680,000

Method: Sold Before Auction

Date: 19/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 597 sqm approx