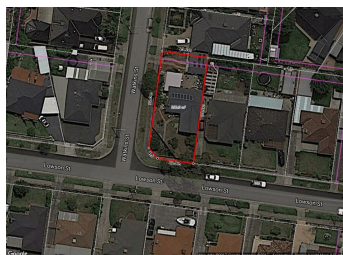


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



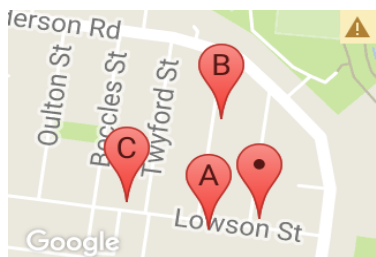
20 LOWSON STREET, FAWKNER, VIC 3060  3  1  1

Indicative Selling Price

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

Price Range: **\$660,000 to \$720,000**

MEDIAN SALE PRICE



FAWKNER, VIC, 3060

Suburb Median Sale Price (House)

\$676,000

01 January 2017 to 30 June 2017

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.



23 LOWSON ST, FAWKNER, VIC 3060

 3  1  2

Sale Price

***\$715,000**

Sale Date: 05/07/2017

Distance from Property: 86m



20 CLAREMONT ST, FAWKNER, VIC 3060

 3  1  5

Sale Price

***\$716,800**

Sale Date: 29/06/2017

Distance from Property: 188m



40 LOWSON ST, FAWKNER, VIC 3060

 3  1  1

Sale Price

***\$668,000**

Sale Date: 29/04/2017

Distance from Property: 218m



This report has been compiled on 11/08/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - 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

20 LOWSON STREET, FAWKNER, VIC 3060

Indicative selling price

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

Price Range:

\$660,000 to \$720,000

Median sale price

Median price

\$676,000

House

X

Unit

Suburb

FAWKNER

Period

01 January 2017 to 30 June 2017

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
23 LOWSON ST, FAWKNER, VIC 3060	*\$715,000	05/07/2017
20 CLAREMONT ST, FAWKNER, VIC 3060	*\$716,800	29/06/2017
40 LOWSON ST, FAWKNER, VIC 3060	*\$668,000	29/04/2017