

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	20 Albert Street, Fawkner Vic 3060
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$640,000	&	\$690,000

Median sale price

Median price	\$692,500	Hou	use X	Unit		Suburb	Fawkner
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

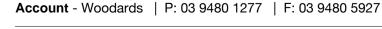
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	17 Pixel Cirt COBURG NORTH 3058	\$693,000	16/08/2018
2	1/47 Mcbryde St FAWKNER 3060	\$680,000	11/10/2018
3	36 Major Rd FAWKNER 3060	\$650,000	15/09/2018

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.







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Rooms:

Property Type: Townhouse

(Single)

Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price \$640,000 - \$690,000 **Median House Price** September quarter 2018: \$692,500

Comparable Properties



17 Pixel Cirt COBURG NORTH 3058 (VG)

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Price: \$693.000 Method: Sale Date: 16/08/2018

Rooms: -

Property Type: House (Res)

Agent Comments



1/47 Mcbryde St FAWKNER 3060 (REI)





Price: \$680.000

Method: Sold Before Auction

Date: 11/10/2018

Property Type: Townhouse (Res)

Agent Comments



36 Major Rd FAWKNER 3060 (REI)







Price: \$650,000 Method: Auction Sale **Date:** 15/09/2018

Rooms: 4

Property Type: Townhouse (Res) Land Size: 300 sqm approx

Agent Comments

Account - Woodards | P: 03 9480 1277 | F: 03 9480 5927





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