

# 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

4/36 Bruce Street, Fawkner Vic 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000

&

\$450,000

### Median sale price

Median price \$470,000

Property Type Unit

Suburb Fawkner

Period - From 01/10/2018

to 30/09/2019

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	4d Stratford St HADFIELD 3046	\$485,000	26/07/2019
2	11/114a Major Rd FAWKNER 3060	\$455,000	18/10/2019
3	3/7 Tabilk St FAWKNER 3060	\$432,000	02/10/2019

**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.~~

This Statement of Information was prepared on:

25/11/2019 14:10



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$430,000 - \$450,000

**Median Unit Price**

Year ending September 2019: \$470,000

## Comparable Properties



**4d Stratford St HADFIELD 3046 (REI/VG)**

Agent Comments



**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 26/07/2019  
**Property Type:** Unit



**11/114a Major Rd FAWKNER 3060 (REI)**

Agent Comments



**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 18/10/2019  
**Property Type:** Unit



**3/7 Tabilk St FAWKNER 3060 (REI)**

Agent Comments



**Price:** \$432,000  
**Method:** Private Sale  
**Date:** 02/10/2019  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 122 sqm approx