

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

1/23 Princess Street, Fawkner Vic 3060

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$620,000

Median sale price

Median price \$522,500

House

Unit

X

Suburb Fawkner

Period - From 01/04/2017

to

31/03/2018

Source REIV

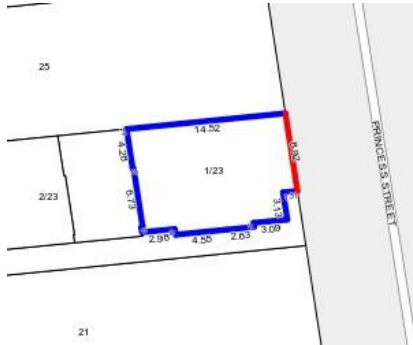
Comparable property sales (*Delete A or B below as applicable)

- 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	95 Argyle St FAWKNER 3060	\$690,000	24/03/2018
2	36 Major Rd FAWKNER 3060	\$682,000	17/03/2018
3	3/2 Windsor St PASCOE VALE 3044	\$600,000	24/03/2018

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: Townhouse
(Single)

Agent Comments

Comparable Properties

95 Argyle St FAWKNER 3060 (REI)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 313 sqm approx



36 Major Rd FAWKNER 3060 (REI)

Agent Comments



Price: \$682,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 322 sqm approx



3/2 Windsor St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 4

Property Type: Townhouse (Res)