

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

6/119 Anderson Road Fawkner VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

3/26 Bonwick Street Fawkner VIC 3060	\$505,000	23-May-19
24A Piper Street Fawkner VIC 3060	\$523,500	30-Mar-19
3/4 Edward Street Fawkner VIC 3060	\$490,000	08-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 16 September 2019



3/26 Bonwick Street Fawkner VIC 3060

Sold Price

\$505,000

Sold Date

23-May-19

 2

 1

 1

Distance

0.84km



24A Piper Street Fawkner VIC 3060

Sold Price

\$523,500

Sold Date

30-Mar-19

 3

 2

 2

Distance

1.49km



3/4 Edward Street Fawkner VIC 3060

Sold Price

\$490,000

Sold Date

08-Jun-19

 3

 2

 2

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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