

Amrish Majeethia 0418 527 988 amajeethia@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	cale
Address Including suburb and postcode	19 Lanigan Street, Fawkner Vic 3060
Indicative selling price	ee

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

Range between	\$580,000	&	\$638,000	

Median sale price

Median price	\$623,000	Н	ouse	Х	Su	ıburb	Fawkner	
Period - From	01/04/2016	to	31/03	3/2017	Source	REIV		

Comparable property sales

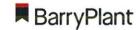
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13 Birchwood St FAWKNER 3060	\$635,000	01/04/2017
91 Major Rd FAWKNER 3060	\$621,000	21/01/2017
4 Somerlayton Cr FAWKNER 3060	\$620,000	25/03/2017





Account - Barry Plant | P: 03 9350 1155 | F: 03 9350 5261



Amrish Majeethia 0418 527 988 amajeethia@barryplant.com.au

Indicative Selling Price \$580.000 - \$638.000 Median House Price Year ending March 2017: \$623,000









Property Type: House Land Size: 652 sqm approx Agent Comments

Comparable Properties



13 Birchwood St FAWKNER 3060 (REI/VG)







Price: \$635,000 Method: Auction Sale Date: 01/04/2017 Rooms: 4

Property Type: House (Res) Land Size: 580 sqm approx Agent Comments

this house in liveable un renovated Bv home



91 Major Rd FAWKNER 3060 (VG)







Price: \$621,000 Method: Sale Date: 21/01/2017 Rooms: -

Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments

this weather board home is in original condition, need updating, located on main road and has wide street frontage suitable for dual occupancy











Price: \$620,000 Method: Auction Sale Date: 25/03/2017 Rooms: 4

Property Type: House Land Size: 705 sqm approx

Agent Comments

this BV home is in original condition has narrow street frontage more suited to investor/developer

Generated: 06/07/2017 13:30

Account - Barry Plant | P: 03 9350 1155 | F: 03 9350 5261



