



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

4/1082 sydney road, Fawkner, 3060

Indicative selling price

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

Single Price

or range between

\$460,000

&

\$500,000

Median sale price

Median price

\$475,000

Property type

House

Suburb

Fawkner, 3060

Period from

21/02/2018

to

11/05/2018

Source

rp data

Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

Unit 3, 23 Princess Street, FAWKNER, 3060 Victoria

\$478,000

12/05/2018

Unit 4, 134 Lorne Street, FAWKNER, 3060 Victoria

\$525,000

22/02/2018

Unit 3, 85 Queens Parade, FAWKNER, 3060 Victoria

\$515,000

12/04/2018