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	90 Argyle Street, Fawkner Vic 3060
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$685,000	Pro	perty Type	House		Suburb	Fawkner
Period - From	01/07/2018	to	30/06/2019		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

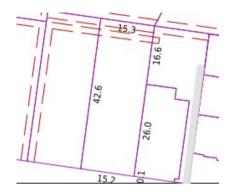
Add	dress of comparable property	Price	Date of sale
1	30 Queens Pde FAWKNER 3060	\$789,000	01/08/2019
2	21 Lanigan St FAWKNER 3060	\$721,000	04/06/2019
3	33 Marlborough St FAWKNER 3060	\$667,000	20/07/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/09/2019 14:44







Property Type: House Land Size: 651 Approx sqm

approx

Agent Comments

Indicative Selling Price \$650,000 - \$700,000 **Median House Price** Year ending June 2019: \$685,000

Comparable Properties



30 Queens Pde FAWKNER 3060 (REI)

-3

Price: \$789.000 Method: Private Sale Date: 01/08/2019 Property Type: House **Agent Comments**



21 Lanigan St FAWKNER 3060 (REI)

-3

Price: \$721,000

Method: Sold Before Auction

Date: 04/06/2019

Property Type: House (Res) Land Size: 648 sqm approx Agent Comments



33 Marlborough St FAWKNER 3060 (REI)

Price: \$667,000 Method: Auction Sale Date: 20/07/2019

Property Type: House (Res)

Agent Comments

Account - Raine & Horne Brunswick | P: 03 9384 0000 | F: 03 93840577



