

M 9383 5888

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

1 Queens Parade Fawkner VIC 3060

 3  1  5

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$650,000













## Median Sale Price

\$710,000 Houses in Fawkner between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>19 Wymlet Street Fawkner VIC 3060</b>  3  1  2	Sold Price	<b>\$650,000</b>	Sold Date	<b>23-Jan-19</b>	Distance	<b>1km</b>
	<b>5 Ledger Avenue Fawkner VIC 3060</b>  3  1  1	Sold Price	<sup>RS</sup> <b>\$630,000</b>	Sold Date	<b>17-Dec-18</b>	Distance	<b>1.28km</b>
	<b>22 Ledger Avenue Fawkner VIC 3060</b>  3  1  6	Sold Price	<b>\$680,000</b>	Sold Date	<b>20-Nov-18</b>	Distance	<b>1.3km</b>

RS = Recent sale

UN = Undisclosed Sale

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