

Statement of Information

Sections 47AF of the Estate Agents Act 1980

10 Baird Street,
FAWKNER 3060

House



5 beds



3 baths



2 parking

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median **House** for **FAWKNER** for period **Apr 2017 - Jun 2017**

Sourced from **REIV**.

\$710,000

Comparable property sales

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

114 Glasgow Avenue,
RESERVOIR 3073

Price **\$1,075,000** Sold 29 April 2017

52 Lincoln Avenue,
COBURG NORTH 3058

Price **\$1,070,000** Sold 20 May 2017

28 Princess Street,
FAWKNER 3060

Price **\$1,018,000** Sold 17 June 2007

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

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