

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
Including suburb and
postcode 61 Alec Crescent, Fawkner Vic 3060**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$724,500

House X

Suburb Fawkner

Period - From 01/01/2017 to 31/03/2017

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
143 McBryde St FAWKNER 3060	\$582,000	17/12/2016
11 Marjory St FAWKNER 3060	\$580,000	17/12/2016
14 Marjory St FAWKNER 3060	\$565,000	21/11/2016

61 Alec Crescent, Fawkner Vic 3060



Jarrod Couch

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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

March quarter 2017: \$724,500



2 1 2

Rooms:

Property Type: House

Land Size: 580 sqm

Agent Comments

Comparable Properties



143 McBryde St FAWKNER 3060 (REI/VG)

3 - -

Price: \$582,000

Method: Auction Sale

Date: 17/12/2016

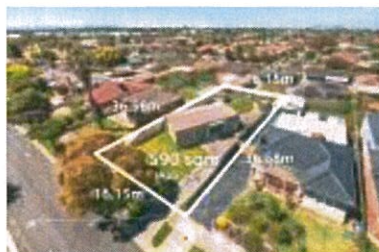
Rooms: 3

Property Type: House (Res)

Land Size: 395 sqm

Agent Comments

Brand New Smaller Block Extra Bedroom



11 Marjory St FAWKNER 3060 (REI/VG)

2 1 1

Price: \$580,000

Method: Auction Sale

Date: 17/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 590 sqm

Agent Comments

2 Bedroom General Residential Zone

14 Marjory St FAWKNER 3060 (VG)

3 - -

Price: \$565,000

Method: Sale

Date: 21/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 590 sqm

Agent Comments

3 Bedroom