

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

2 Welch Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$792,500

Property Type House

Suburb Fawkner

Period - From 01/04/2024

to 30/06/2024

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	Price	Date of sale
1	34 Boston St FAWKNER 3060	\$675,000	03/08/2024
2	36 Boston St FAWKNER 3060	\$708,000	15/06/2024
3	36 Piper St FAWKNER 3060	\$690,000	11/06/2024

OR

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

This Statement of Information was prepared on:

09/08/2024 15:02



3
 1
 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median House Price

June quarter 2024: \$792,500

Comparable Properties



34 Boston St FAWKNER 3060 (REI)

Agent Comments

3
 1
 3

Price: \$675,000

Method: Auction Sale

Date: 03/08/2024

Property Type: House (Res)

Land Size: 587 sqm approx



36 Boston St FAWKNER 3060 (REI)

Agent Comments

3
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 4

Price: \$708,000

Method: Auction Sale

Date: 15/06/2024

Property Type: House (Res)

Land Size: 585 sqm approx



36 Piper St FAWKNER 3060 (REI)

Agent Comments

3
 1
 4

Price: \$690,000

Method: Private Sale

Date: 11/06/2024

Property Type: House (Res)

Land Size: 606 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100