

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

31 Boston Street, Fawkner Vic 3060

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$810,000

Property Type

House

Suburb

Fawkner

Period - From

01/01/2021

to

31/03/2021

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	20 James St FAWKNER 3060	\$830,000	04/02/2021
2	130 Anderson Rd FAWKNER 3060	\$808,000	10/04/2021
3	2 Shaw St FAWKNER 3060	\$750,000	20/02/2021

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:

21/04/2021 11:54



Property Type: House

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



20 James St FAWKNER 3060 (REI)

Agent Comments



Price: \$830,000

Method: Sold Before Auction

Date: 04/02/2021

Rooms: 6

Property Type: House (Res)

Land Size: 631 sqm approx



130 Anderson Rd FAWKNER 3060 (REI)

Agent Comments



Price: \$808,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House



2 Shaw St FAWKNER 3060 (REI)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)