

# 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

1/10 Marlborough Street, Fawkner Vic 3060

### Indicative selling price

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

Range between

\$650,000

&

\$700,000

### Median sale price

Median price

\$620,000

Property Type

Townhouse

Suburb

Fawkner

Period - From

30/11/2020

to

29/11/2021

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	44c Queens Pde FAWKNER 3060	\$707,000	09/10/2021
2	2/112 Lorne St FAWKNER 3060	\$705,700	17/06/2021
3			

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:

30/11/2021 11:14



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Townhouse Price**  
30/11/2020 - 29/11/2021: \$620,000

## Comparable Properties



**44c Queens Pde FAWKNER 3060 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$707,000  
**Method:** Auction Sale  
**Date:** 09/10/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 196 sqm approx



**2/112 Lorne St FAWKNER 3060 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$705,700  
**Method:** Private Sale  
**Date:** 17/06/2021  
**Property Type:** Townhouse (Single)  
**Land Size:** 209 sqm approx

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.