

# 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

22 Vervale Avenue, 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 \$695,000 & \$725,000

### Median sale price

Median price \$730,000 Property Type House Suburb Fawkner

Period - From 01/01/2020 to 31/03/2020 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	25 Glynda St FAWKNER 3060	\$720,000	18/05/2020
2	2 Welch St FAWKNER 3060	\$691,000	13/06/2020
3	15 Lowson St FAWKNER 3060	\$690,000	18/04/2020

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:

11/07/2020 11:21



**Property Type:** House

**Land Size:** 775 sqm approx

Agent Comments

## Comparable Properties



**25 Glynda St FAWKNER 3060 (REI)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 18/05/2020

**Property Type:** House (Res)



**2 Welch St FAWKNER 3060 (REI)**

Agent Comments



**Price:** \$691,000

**Method:** Auction Sale

**Date:** 13/06/2020

**Property Type:** House (Res)



**15 Lawson St FAWKNER 3060 (REI)**

Agent Comments



**Price:** \$690,000

**Method:** Private Sale

**Date:** 18/04/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 677 sqm approx