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

60 Somerlayton Crescent, Fawkner Vic 3060

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$670,000		&		\$710,000	כ		
Median sale p	rice							
Median price	\$720,000	Pro	operty Type	Hou	se		Suburb	Fawkner
Period - From	01/04/2020	to	30/06/2020)	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2 Welch St FAWKNER 3060	\$691,000	13/06/2020
2	24 Emma St FAWKNER 3060	\$680,000	21/07/2020
3	31 Bungay St FAWKNER 3060	\$670,000	25/07/2020

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:

27/09/2020 18:43





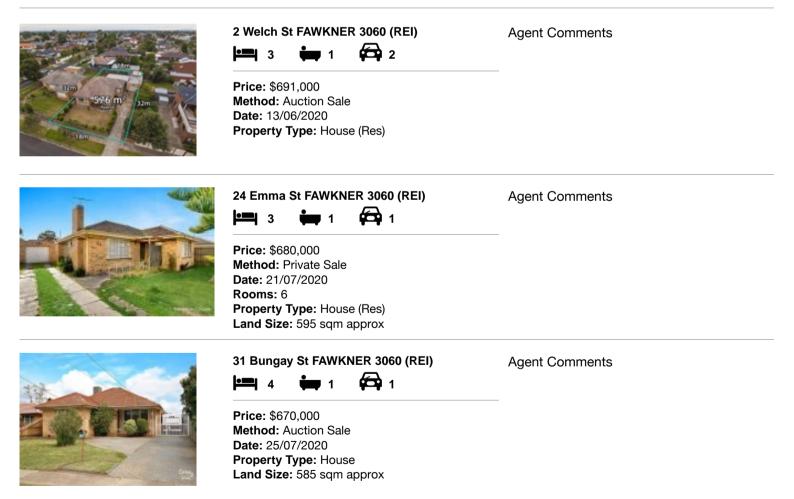
Coogle 20 Imagery 2020 ChES / Albus, Maar Tachnologes



Property Type: Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$670,000 - \$710,000 Median House Price June quarter 2020: \$720,000

Comparable Properties



Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.