

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

1366 Sydney Road, Fawkner Vic 3060

Indicative selling price

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

Range between \$610,000

&

\$660,000

Median sale price

Median price \$727,000

Property Type House

Suburb Fawkner

Period - From 01/07/2020

to

30/09/2020

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 | 9 Marjory St FAWKNER 3060 | \$637,000 | 15/10/2020 |
| 2 | 13 Riviera Ct FAWKNER 3060 | \$620,000 | 25/08/2020 |
| 3 | 5 Emma St FAWKNER 3060 | | 24/06/2020 |

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:

10/12/2020 13:46



3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$610,000 - \$660,000

Median House Price

September quarter 2020: \$727,000

Comparable Properties



9 Marjory St FAWKNER 3060 (REI)

Agent Comments

3 1 3

Price: \$637,000

Method: Auction Sale

Date: 15/10/2020

Property Type: House (Res)

Land Size: 590 sqm approx



13 Riviera Ct FAWKNER 3060 (REI)

Agent Comments

3 1 2

Price: \$620,000

Method: Private Sale

Date: 25/08/2020

Rooms: 5

Property Type: House

Land Size: 818 sqm approx



5 Emma St FAWKNER 3060 (REI)

Agent Comments

3 1 1

Price:

Method: Private Sale

Date: 24/06/2020

Rooms: 4

Property Type: House

Land Size: 646 sqm approx