

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

36 Margaret Street, Fawkner Vic 3060

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$820,000

Property Type

House

Suburb

Fawkner

Period - From

03/02/2021

to

02/02/2022

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	29 Major Rd FAWKNER 3060	\$830,000	12/08/2021
2	33 Oulton St FAWKNER 3060	\$775,000	18/12/2021
3	17 Wymlet St FAWKNER 3060	\$770,000	23/10/2021

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:

03/02/2022 15:52



Rooms: 5
Property Type: House (Res)
Land Size: 573 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
03/02/2021 - 02/02/2022: \$820,000

Comparable Properties



29 Major Rd FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 12/08/2021
Property Type: House
Land Size: 580 sqm approx



33 Oulton St FAWKNER 3060 (REI)

Agent Comments



Price: \$775,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 572 sqm approx



17 Wymlet St FAWKNER 3060 (VG)

Agent Comments



Price: \$770,000
Method: Sale
Date: 23/10/2021
Property Type: House (Res)
Land Size: 611 sqm approx