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

24 Emma Street, Fawkner Vic 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$650,000		&		\$690,000				
Median sale p	rice								
Median price	\$730,000	Pro	operty Type	Hous	se		Suburb	Fawkner	
Period - From	01/01/2020	to	31/03/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Welch St FAWKNER 3060	\$691,000	13/06/2020
2	226 Mcbryde St FAWKNER 3060	\$685,000	21/03/2020
3	173 Anderson Rd FAWKNER 3060	\$667,000	06/05/2020

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:

03/07/2020 09:52





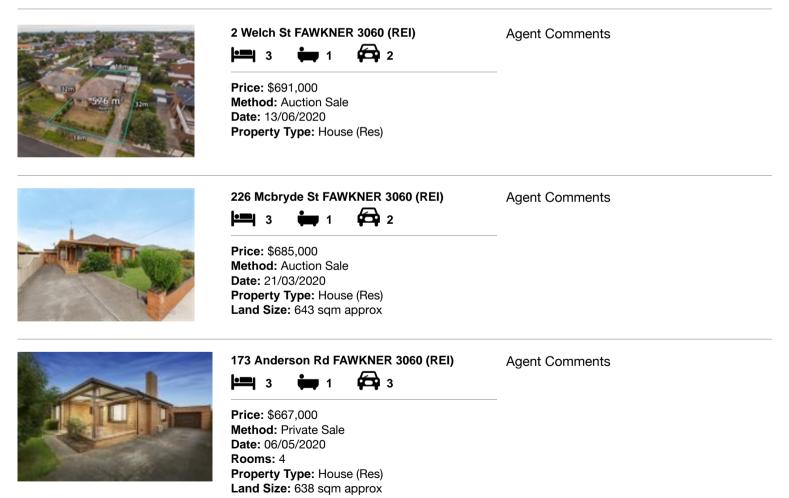




Property Type: House **Land Size:** 595 sqm approx Agent Comments 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$650,000 - \$690,000 Median House Price March quarter 2020: \$730,000

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.