

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

40 Preston Street, Fawkner Vic 3060

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$830,000

Property Type

House

Suburb

Fawkner

Period - From

01/07/2021

to

30/09/2021

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	11 Lanigan St FAWKNER 3060	\$825,000	02/10/2021
3	4 Fay St FAWKNER 3060	\$815,000	24/08/2021

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:

16/10/2021 14:39



Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median House Price
September quarter 2021: \$830,000

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



11 Lanigan St FAWKNER 3060 (REI)

Agent Comments



Price: \$825,000
Method: Sold Before Auction
Date: 02/10/2021
Rooms: 6
Property Type: House (Res)
Land Size: 651 sqm approx



4 Fay St FAWKNER 3060 (REI)

Agent Comments



Price: \$815,000
Method: Private Sale
Date: 24/08/2021
Rooms: 6
Property Type: House (Res)
Land Size: 633 sqm approx