## 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

20 James Street, Fawkner Vic 3060

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	n \$700,000		&		\$770,000	)		
Median sale p	rice							
Median price	\$727,000	Pro	operty Type	Hou	se		Suburb	Fawkner
Period - From	01/07/2020	to	30/09/2020		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.

Address of comparable property		Price	Date of sale
1	150 Mcbryde St FAWKNER 3060	\$781,000	21/11/2020
2	4 Tucker St FAWKNER 3060	\$740,000	23/12/2020
3	60 Somerlayton Cr FAWKNER 3060	\$700,000	22/10/2020

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:

06/01/2021 11:44









Rooms: 6 Property Type: House Land Size: 631 sqm approx Agent Comments 03 9306 0422 0418 345 097 mimbesi@stockdaleleggo.com.au

Indicative Selling Price \$700,000 - \$770,000 Median House Price September quarter 2020: \$727,000

# **Comparable Properties**

	150 Mcbryde St FAWKNER 3060 (REI) 1 2	Agent Comments		
	Price: \$781,000 Method: Auction Sale			
	Date: 21/11/2020 Property Type: House (Res) Land Size: 623 sqm approx			
	4 Tucker St FAWKNER 3060 (REI)	Agent Comments		
	Price: \$740,000			
A REAL PROPERTY AND A	Method: Private Sale			
· · · · · · · · · · · · · · · · · · ·	Date: 23/12/2020 Property Type: House			
	Land Size: 647 sqm approx			
1 · · ·	60 Somerlayton Cr FAWKNER 3060 (REI)	Agent Comments		
- Allen	<b>  </b> 4 <b>  </b>   1 <b>   </b> 1			
	Price: \$700,000			
	Method: Private Sale			
The second se	Date: 22/10/2020			
All and the second	Rooms: 6 Property Type: House (Res)			
	Land Size: 587 sqm approx			

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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.