

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$770,000

### 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	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



3   1   2

**Rooms:** 6

**Property Type:** House

**Land Size:** 631 sqm approx

Agent Comments

## Comparable Properties

**150 McBryde St FAWKNER 3060 (REI)**

Agent Comments

4   1   2

**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

3   1   2

**Price:** \$740,000

**Method:** Private Sale

**Date:** 23/12/2020

**Property Type:** House

**Land Size:** 647 sqm approx



**60 Somerlayton Cr FAWKNER 3060 (REI)**

Agent Comments

4   1   1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 22/10/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 587 sqm approx