

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

9 Alec Crescent, Fawkner Vic 3060

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$740,000

Property Type

House

Suburb

Fawkner

Period - From

01/10/2020

to

31/12/2020

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	4 Tucker St FAWKNER 3060	\$740,000	23/12/2020
2	69 Denys St FAWKNER 3060	\$730,000	09/12/2020
3	51 Alec Cr FAWKNER 3060	\$690,000	29/08/2020

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:

26/01/2021 13:17



Property Type: House

Land Size: 586 sqm approx

Agent Comments

Comparable Properties



4 Tucker St FAWKNER 3060 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 23/12/2020

Property Type: House

Land Size: 647 sqm approx



69 Denys St FAWKNER 3060 (REI)

Agent Comments



Price: \$730,000

Method: Sold Before Auction

Date: 09/12/2020

Property Type: House (Res)



51 Alec Cr FAWKNER 3060 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 29/08/2020

Rooms: 7

Property Type: House (Res)

Land Size: 591 sqm approx