

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

1/4 Seacombe Street Fawkner VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,357

Property type

Other

Suburb

Fawkner

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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 6 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

2/32 Percy Street Fawkner VIC 3060	\$576,000	26-Mar-20
2/12 Brooks Street Fawkner VIC 3060	\$613,200	12-Feb-20
1/17 Lanigan Street Fawkner VIC 3060	\$630,000	07-Dec-19

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 6 months.~~

This Statement of Information was prepared on: 29 April 2020



2/32 Percy Street Fawkner VIC 3060

3 2 1

Sold Price

\$576,000

Sold Date **26-Mar-20**

Distance **0.68km**



2/12 Brooks Street Fawkner VIC 3060

3 2 2

Sold Price

\$613,200

Sold Date **12-Feb-20**

Distance **0.68km**



1/17 Lanigan Street Fawkner VIC 3060

3 1 1

Sold Price

\$630,000

Sold Date **07-Dec-19**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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