

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

4 Fay Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$810,000

Property Type House

Suburb Fawkner

Period - From 01/01/2021

to

31/03/2021

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	2 Yuroke St FAWKNER 3060	\$725,000	26/06/2021
2	7 Argyle St FAWKNER 3060	\$767,000	24/04/2021
3	9 Alec Cr FAWKNER 3060	\$760,000	27/02/2021

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:

14/07/2021 09:58



 3  1  2

Rooms: 5

Property Type: House

Land Size: 633 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

March quarter 2021: \$810,000

Comparable Properties



2 Yuroke St FAWKNER 3060 (REI)

Agent Comments

 4  1  2

Price: \$725,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 585 sqm approx



7 Argyle St FAWKNER 3060 (REI)

Agent Comments

 3  1  2

Price: \$767,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 645 sqm approx



9 Alec Cr FAWKNER 3060 (REI)

Agent Comments

 3  1  6

Price: \$760,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 586 sqm approx