

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

2 Chester Court, 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

\$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	274 McBryde St FAWKNER 3060	\$798,000	25/01/2021
2	2 Pitt St FAWKNER 3060	\$760,000	04/11/2020
3	4 Tucker St FAWKNER 3060	\$740,000	23/12/2020

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:

24/02/2021 12:45



Property Type: House

Land Size: 736 sqm approx

Agent Comments

Comparable Properties

274 McBryde St FAWKNER 3060 (REI)

Agent Comments



Price: \$798,000

Method: Auction Sale

Date: 25/01/2021

Property Type: House (Res)



2 Pitt St FAWKNER 3060 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 04/11/2020

Rooms: 7

Property Type: House (Res)

Land Size: 596 sqm approx



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