

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

19 Denys Street, Fawkner Vic 3060

Indicative selling price

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

Range between

\$620,000

&

\$682,000

Median sale price

Median price

\$690,000

Property Type

House

Suburb

Fawkner

Period - From

01/07/2019

to

30/09/2019

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.

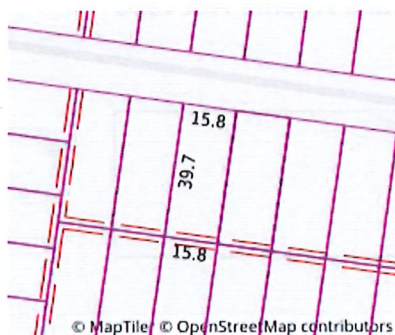
	Address of comparable property	Price	Date of sale
1	39 Alec Cr FAWKNER 3060	\$665,000	16/11/2019
2	16 Ida Ct RESERVOIR 3073	\$651,000	21/12/2019
3	35 Palmer St FAWKNER 3060	\$625,000	23/11/2019

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:

17/01/2020 09:43



Property Type: House (Previously Occupied - Detached)

Land Size: 628 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$682,000

Median House Price

September quarter 2019: \$690,000

Comparable Properties



39 Alec Cr FAWKNER 3060 (REI)

Agent Comments



Price: \$665,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 613 sqm approx



16 Ida Ct RESERVOIR 3073 (REI)

Agent Comments



Price: \$651,000

Method: Auction Sale

Date: 21/12/2019

Rooms: 4

Property Type: House

Land Size: 624 sqm approx



35 Palmer St FAWKNER 3060 (REI)

Agent Comments



Price: \$625,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)

Land Size: 723 sqm approx