

## 21 Preston Street, Fawkner Vic 3060



**3 Bed 1 Bath 2 Car**

**Property Type:** House

**Indicative Selling Price**

\$760,000 - \$790,000

**Median House Price**

June quarter 2024: \$792,500

## Comparable Properties



### 4 Jennifer Street, Fawkner 3060 (REI)

**3 Bed 1 Bath 3 Car**

**Price:** \$770,000

**Method:** Sold Before Auction

**Date:** 13/06/2024

**Property Type:** House (Res)

**Agent Comments:** Comparable land size, location Comparable size home Comparable Sale



### 19 Denys Street, Fawkner 3060 (REI/VG)

**3 Bed 1 Bath 2 Car**

**Price:** \$785,000

**Method:** Private Sale

**Date:** 03/05/2024

**Property Type:** House (Res)

**Land Size:** 625 sqm approx

**Agent Comments:** Comparable land size, location Similar size home Comparable Sale



### 22 Bungay Street, Fawkner 3060 (REI/VG)

**3 Bed 1 Bath 2 Car**

**Price:** \$795,000

**Method:** Private Sale

**Date:** 26/04/2024

**Property Type:** House

**Land Size:** 585 sqm approx

**Agent Comments:** Comparable land size, location Comparable size home Comparable Sale

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

21 Preston Street, Fawkner Vic 3060

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$760,000

&

\$790,000

#### Median sale price

Median price

\$792,500

House

x

Suburb

Fawkner

Period - From

01/04/2024

to

30/06/2024

Source

REIV

#### Comparable property sales

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
4 Jennifer Street, FAWKNER 3060	\$770,000	13/06/2024
19 Denys Street, FAWKNER 3060	\$785,000	03/05/2024
22 Bungay Street, FAWKNER 3060	\$795,000	26/04/2024

This Statement of Information was prepared on:

25/09/2024 09:23