

# 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

11 Lesleigh 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 \$630,000

&

\$670,000

### Median sale price

Median price \$720,000

Property Type House

Suburb Fawkner

Period - From 01/04/2020

to 30/06/2020

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	7 Miller St FAWKNER 3060	\$675,000	20/04/2020
2	31 Bungay St FAWKNER 3060	\$670,000	25/07/2020
3	173 Anderson Rd FAWKNER 3060	\$667,000	06/05/2020

**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:

27/09/2020 18:40

11 Lesleigh Street, Fawkner Vic 3060

**Stockdale  
& Leggo**

Daniel Imbesi

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**Indicative Selling Price**

\$630,000 - \$670,000

**Median House Price**

June quarter 2020: \$720,000



**Property Type:**

Agent Comments

## Comparable Properties



**7 Miller St FAWKNER 3060 (REI)**

Agent Comments



**Price:** \$675,000

**Method:** Private Sale

**Date:** 20/04/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**31 Bungay St FAWKNER 3060 (REI)**

Agent Comments



**Price:** \$670,000

**Method:** Auction Sale

**Date:** 25/07/2020

**Property Type:** House

**Land Size:** 585 sqm approx



**173 Anderson Rd FAWKNER 3060 (REI)**

Agent Comments



**Price:** \$667,000

**Method:** Private Sale

**Date:** 06/05/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 638 sqm approx

**Account - Stockdale & Leggo Glenroy** | P: 03 9306 0422 | F: 03 9300 3938



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.