

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

51 Alec Crescent, Fawkner Vic 3060

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$730,000

Property Type House

Suburb Fawkner

Period - From 01/01/2020

to 31/03/2020

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 | 25 Glynda St FAWKNER 3060 | \$720,000 | 18/05/2020 |
| 2 | 30 Leighton Cr FAWKNER 3060 | \$712,000 | 19/05/2020 |
| 3 | 2 Welch St FAWKNER 3060 | \$691,000 | 13/06/2020 |

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:

03/07/2020 12:58

51 Alec Crescent, Fawkner Vic 3060

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

0432 615 416

dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$690,000 - \$730,000

Median House Price

March quarter 2020: \$730,000



 3  1  1

Property Type: House

Land Size: 591 sqm approx

Agent Comments

Comparable Properties



25 Glynda St FAWKNER 3060 (REI)

Agent Comments

 3  1  2

Price: \$720,000

Method: Private Sale

Date: 18/05/2020

Property Type: House (Res)



30 Leighton Cr FAWKNER 3060 (REI)

Agent Comments

 3  1  2

Price: \$712,000

Method: Private Sale

Date: 19/05/2020

Rooms: 4

Property Type: House (Res)

Land Size: 630 sqm approx



2 Welch St FAWKNER 3060 (REI)

Agent Comments

 3  1  2

Price: \$691,000

Method: Auction Sale

Date: 13/06/2020

Property Type: House (Res)

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.