

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 Pitt Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$745,000

&

\$785,000

Median sale price

Median price \$727,000

Property Type House

Suburb Fawkner

Period - From 01/07/2020

to 30/09/2020

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 | 2 Oulton St FAWKNER 3060 | \$810,000 | 30/05/2020 |
| 2 | 8 Watkins St FAWKNER 3060 | \$751,000 | 11/07/2020 |
| 3 | 150 Jukes Rd FAWKNER 3060 | \$750,000 | 13/07/2020 |

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:

21/10/2020 10:52



Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties

2 Oulton St FAWKNER 3060 (REI)

Agent Comments



Price: \$810,000

Method: Sold Before Auction

Date: 30/05/2020

Property Type: House (Res)



8 Watkins St FAWKNER 3060 (REI)

Agent Comments



Price: \$751,000

Method: Auction Sale

Date: 11/07/2020

Rooms: 4

Property Type: House (Res)

Land Size: 534 sqm approx



150 Jukes Rd FAWKNER 3060 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 13/07/2020

Rooms: 4

Property Type: House

Land Size: 585 sqm approx