

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

43 Percy Street, Fawkner Vic 3060

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$772,000

Property Type

House

Suburb

Fawkner

Period - From

01/10/2022

to

31/12/2022

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	10 Tucker St FAWKNER 3060	\$815,000	23/07/2022
2	40 James St FAWKNER 3060	\$810,000	19/07/2022
3	10 James St FAWKNER 3060	\$785,000	28/11/2022

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:

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Angelo Bafunno

03 9489 5777

0414 585 777

abafunno@bigginandscott.com.au

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

December quarter 2022: \$772,000



Rooms: 5

Property Type: House (Res)

Land Size: 618.895 sqm approx

Agent Comments

Comparable Properties



10 Tucker St FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$815,000

Method: Auction Sale

Date: 23/07/2022

Property Type: House (Res)

Land Size: 647 sqm approx



40 James St FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 19/07/2022

Rooms: 7

Property Type: House (Res)

Land Size: 620 sqm approx



10 James St FAWKNER 3060 (REI)

Agent Comments



Price: \$785,000

Method: Auction Sale

Date: 28/11/2022

Property Type: House (Res)

Land Size: 629 sqm approx