

## 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

20 Albert 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 \$640,000

&amp;

\$690,000

**Median sale price**

Median price \$692,500

House

X

Unit

Suburb Fawkner

Period - From 01/07/2018

to

30/09/2018

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	17 Pixel Cirt COBURG NORTH 3058	\$693,000	16/08/2018
2	1/47 McBryde St FAWKNER 3060	\$680,000	11/10/2018
3	36 Major Rd FAWKNER 3060	\$650,000	15/09/2018

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.



 3  2  1

**Rooms:**  
**Property Type:** Townhouse  
 (Single)  
**Land Size:** 359 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$640,000 - \$690,000

**Median House Price**

September quarter 2018: \$692,500

## Comparable Properties



**17 Pixel Cirt COBURG NORTH 3058 (VG)**

Agent Comments

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**Price:** \$693,000  
**Method:** Sale  
**Date:** 16/08/2018  
**Rooms:** -  
**Property Type:** House (Res)



**1/47 McBryde St FAWKNER 3060 (REI)**

Agent Comments

 3  3  -

**Price:** \$680,000  
**Method:** Sold Before Auction  
**Date:** 11/10/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**36 Major Rd FAWKNER 3060 (REI)**

Agent Comments

 3  2  1

**Price:** \$650,000  
**Method:** Auction Sale  
**Date:** 15/09/2018  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 300 sqm approx