

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

1 Disney Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$750,000

&

\$810,000

Median sale price

Median price \$830,000

Property Type House

Suburb Fawkner

Period - From 01/07/2021

to 30/09/2021

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	4 Fay St FAWKNER 3060	\$815,000	24/08/2021
2	51 Marlborough St FAWKNER 3060	\$780,000	12/11/2021
3	33 Oulton St FAWKNER 3060	\$775,000	18/12/2021

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:

17/01/2022 13:43

1 Disney Street, Fawkner Vic 3060

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$750,000 - \$810,000

Median House Price

September quarter 2021: \$830,000



3 1 1

Property Type: House

Land Size: 634 sqm approx

Agent Comments

Comparable Properties



4 Fay St FAWKNER 3060 (REI)

Agent Comments

3 1 2

Price: \$815,000

Method: Private Sale

Date: 24/08/2021

Rooms: 6

Property Type: House (Res)

Land Size: 633 sqm approx



51 Marlborough St FAWKNER 3060 (REI)

Agent Comments

3 1 1

Price: \$780,000

Method: Auction Sale

Date: 12/11/2021

Property Type: House



33 Oulton St FAWKNER 3060 (REI)

Agent Comments

3 1 1

Price: \$775,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 572 sqm approx

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



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