

# 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 60 Somerlayton Crescent, 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 \$670,000 & \$710,000

### Median sale price

Median price \$720,000 Property Type House Suburb Fawkner

Period - From 01/04/2020 to 30/06/2020 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 Welch St FAWKNER 3060	\$691,000	13/06/2020
2	24 Emma St FAWKNER 3060	\$680,000	21/07/2020
3	31 Bungay St FAWKNER 3060	\$670,000	25/07/2020

**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: 27/09/2020 18:43



**Property Type:**

Agent Comments

## Comparable Properties



**2 Welch St FAWKNER 3060 (REI)**

Agent Comments



**Price:** \$691,000

**Method:** Auction Sale

**Date:** 13/06/2020

**Property Type:** House (Res)



**24 Emma St FAWKNER 3060 (REI)**

Agent Comments



**Price:** \$680,000

**Method:** Private Sale

**Date:** 21/07/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 595 sqm approx



**31 Bungay St FAWKNER 3060 (REI)**

Agent Comments



**Price:** \$670,000

**Method:** Auction Sale

**Date:** 25/07/2020

**Property Type:** House

**Land Size:** 585 sqm approx