

# 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

32 Bungay 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 \$620,000 & \$680,000

### Median sale price

Median price \$755,000 Property Type House Suburb Fawkner

Period - From 01/04/2023 to 30/06/2023 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	148 Anderson Rd FAWKNER 3060	\$690,000	22/07/2023
2	106 Anderson Rd FAWKNER 3060	\$640,000	24/06/2023
3	12 Leighton Cr FAWKNER 3060	\$640,000	04/07/2023

**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:

02/08/2023 14:10

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**Indicative Selling Price**  
\$620,000 - \$680,000  
**Median House Price**  
June quarter 2023: \$755,000



3   1   1

**Rooms:** 5  
**Property Type:** House  
**Agent Comments**

## Comparable Properties



**148 Anderson Rd FAWKNER 3060 (REI)**

**Agent Comments**

3   1   6

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 22/07/2023  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**106 Anderson Rd FAWKNER 3060 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$640,000  
**Method:** Auction Sale  
**Date:** 24/06/2023  
**Property Type:** House  
**Land Size:** 580 sqm approx



**12 Leighton Cr FAWKNER 3060 (REI)**

**Agent Comments**

3   1   2

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 04/07/2023  
**Property Type:** House  
**Land Size:** 587 sqm approx

**Account - Peter Leahy Real Estate** | P: 03 9350 5588 | F: 03 9350 6688