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	32 Bungay Street, Fawkner Vic 3060
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$620,000	&	\$680,000
Range between	\$620,000	&	\$680,000

Median sale price

Median price \$7	755,000	Pro	perty Type	House		Suburb	Fawkner
Period - From 0	1/04/2023	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

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 comparableproperties 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





Peter Leahy 03 9350 5588 0402 10 11 12 peter@peterleahy.com.au

Median House Price June quarter 2023: \$755,000

Indicative Selling Price \$620,000 - \$680,000

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



Comparable Properties



148 Anderson Rd FAWKNER 3060 (REI)





Price: \$690,000 Method: Auction Sale Date: 22/07/2023

Property Type: House (Res) Land Size: 585 sqm approx

Agent Comments



106 Anderson Rd FAWKNER 3060 (REI/VG)

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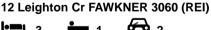


Agent Comments

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







Agent Comments

Price: \$640.000 Method: Private Sale Date: 04/07/2023 Property Type: House Land Size: 587 sqm approx

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