# 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

72 Argyle Street, Fawkner Vic 3060

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$740,000		&		\$790,000					
Median sale price										
Median price	\$755,000	Pro	Property Type Ho		ouse		Suburb	Fawkner		
Period - From	01/04/2023	to	30/06/2023		So	urce	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	17b Lock St FAWKNER 3060	\$825,000	17/03/2023
2	17 Lock St FAWKNER 3060	\$800,000	08/02/2023
3	1/13 Moray St FAWKNER 3060	\$755,000	04/02/2023

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:

01/08/2023 15:53





Stockdat Leggo



Rooms: 5 Property Type: House Land Size: 272 sqm approx Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$740,000 - \$790,000 Median House Price June quarter 2023: \$755,000

# **Comparable Properties**

	17b Lock St FAWKNER 3060 (REI) 3  2  3  1	Agent Comments
	Price: \$825,000 Method: Private Sale Date: 17/03/2023 Rooms: 5 Property Type: Townhouse (Res) Land Size: 241 sqm approx	
	17 Lock St FAWKNER 3060 (REI) 3 2 2 1 Price: \$800,000 Method: Private Sale Date: 08/02/2023 Rooms: 5	Agent Comments
doudo+ motuda	Property Type: Townhouse (Res)         Land Size: 218 sqm approx         1/13 Moray St FAWKNER 3060 (REI)         Image: 3       Image: 2         2       Image: 2	Agent Comments
	Price: \$755,000 Method: Auction Sale Date: 04/02/2023 Property Type: Townhouse (Res)	

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



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