

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

82a Denys Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$800,000 Property Type House Suburb Fawkner

Period - From 01/10/2023 to 31/12/2023 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	3/3 Edgar St HADFIELD 3046	\$652,000	15/11/2023
2	42 David St HADFIELD 3046	\$627,000	09/12/2023
3	31 Somerlayton Cr FAWKNER 3060	\$535,000	25/11/2023

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:

28/02/2024 09:43



Property Type: House

Land Size: 259m2 Approx sqm
approx

Agent Comments

The Comparable sales used are of homes of a similar size, some are 2 bedrooms fully renovated or 3 bedroom unrenovated.

Comparable Properties



3/3 Edgar St HADFIELD 3046 (REI/VG)

Agent Comments



Price: \$652,000

Method: Private Sale

Date: 15/11/2023

Property Type: Unit



42 David St HADFIELD 3046 (REI/VG)

Agent Comments



Price: \$627,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Villa

Land Size: 214 sqm approx



31 Somerlayton Cr FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 25/11/2023

Property Type: Unit

Land Size: 250 sqm approx