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	6 Twyford Street, Fawkner Vic 3060

Indicative selling price

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

Range between $650,000 & $690,000

Median sale price

Median price $690,000 Property Type House Suburb Fawkner

Period - From 01/07/2019 to 30/09/2019 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	40 William St FAWKNER 3060	$690,000	06/07/2019
2	12 Welch St FAWKNER 3060	$681,000	10/06/2019
3	27 Major Rd FAWKNER 3060	$665,000	19/10/2019

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: 11/11/2019 16:26

6 Twyford Street, Fawkner Vic 3060

The Realest Estate.

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Indicative Selling Price
$650,000 - $690,000
Median House Price
September quarter 2019: $690,000



3 1 1

Property Type: Misc Improvements Residential (no dwelling)
Land Size: 534 sqm approx

Agent Comments

Comparable Properties

40 William St FAWKNER 3060 (REI)

3 2 2

Price: $690,000
Method: Auction Sale
Date: 06/07/2019
Property Type: House (Res)
Land Size: 573 sqm approx

Agent Comments



12 Welch St FAWKNER 3060 (REI/VG)

3 1 3

Price: $681,000
Method: Private Sale
Date: 10/06/2019
Rooms: 7
Property Type: House
Land Size: 580 sqm approx

Agent Comments

27 Major Rd FAWKNER 3060 (REI)

3 1 5

Price: $665,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House (Res)
Land Size: 584 sqm approx

Agent Comments

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.