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	23 Vervale Avenue, Fawkner Vic 3060

Indicative selling price

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

Range between $630,000 & $680,000

Median sale price

Median price $755,000 Property Type House Suburb Fawkner

Period - From 01/07/2024 to 30/09/2024 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	4 Yungera St FAWKNER 3060	$710,000	06/11/2024
2	50 Lynch Rd FAWKNER 3060	$640,000	20/08/2024
3	7 Marlborough St FAWKNER 3060	$630,000	15/06/2024

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: 14/11/2024 11:08

23 Vervale Avenue, Fawkner Vic 3060

Trish Di Vito
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3 1 2

Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price
$630,000 - $680,000
Median House Price
September quarter 2024: $755,000

These 3 homes are all of the same era, vicinity and all ex or housing commission homes, the 3 properties are all unrenovated and require work

Comparable Properties



4 Yungera St FAWKNER 3060 (REI)

3 1 1

Price: $710,000
Method: Sold Before Auction
Date: 06/11/2024
Property Type: House (Res)

Agent Comments



50 Lynch Rd FAWKNER 3060 (REI)

3 1 1

Price: $640,000
Method: Private Sale
Date: 20/08/2024
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



7 Marlborough St FAWKNER 3060 (REI/VG)

3 1 3

Price: $630,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 564 sqm approx

Agent Comments

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

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