

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

4 Tucker Street Fawkner VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$701,000

Property type

House

Suburb

Fawkner

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

6 Wembley Road Fawkner VIC 3060	\$855,000	05-Dec-20
5 Penn Court Fawkner VIC 3060	\$740,000	11-Jul-20
8 Hare Street Fawkner VIC 3060	\$770,000	10-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 21 December 2020



6 Wembley Road Fawkner VIC 3060

3 1 2

Sold Price

RS

\$855,000

Sold Date **05-Dec-20**

Distance **0.69km**



5 Penn Court Fawkner VIC 3060

3 1 2

Sold Price

\$740,000

Sold Date **11-Jul-20**

Distance **0.98km**



8 Hare Street Fawkner VIC 3060

3 1 2

Sold Price

RS

\$770,000

Sold Date **10-Dec-20**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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