

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

4/2 JELF COURT 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

or range
between

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/50 MUTTON ROAD FAWKNER VIC 3060	\$425,000	11-May-23

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: 30 November 2023



**3/50 MUTTON ROAD FAWKNER
VIC 3060**

Sold Price **\$425,000** Sold Date **11-May-23**

 2  1  2

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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