

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

4/39 James 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

or range
between

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Other

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

5/134 Lorne Street Fawkner VIC 3060	\$510,000	10-Nov-20
2/37 Bruce Street Fawkner VIC 3060	\$480,000	15-Aug-20
2/54 Somerlayton Crescent Fawkner VIC 3060	\$530,000	15-Jul-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: 02 December 2020



5/134 Lorne Street Fawkner VIC 3060

2 1 1

Sold Price

^{RS} **\$510,000** Sold Date **10-Nov-20**

Distance **0.9km**



2/37 Bruce Street Fawkner VIC 3060

2 1 1

Sold Price

\$480,000 Sold Date **15-Aug-20**

Distance **0.1km**



2/54 Somerlayton Crescent Fawkner VIC 3060

2 1 1

Sold Price

\$530,000 Sold Date **15-Jul-20**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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