

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

2/8 Bruce Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$527,000

Property Type Unit

Suburb Fawkner

Period - From 01/04/2020

to 31/03/2021

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	3a Maher St FAWKNER 3060	\$490,100	24/04/2021
2	4/107 Anderson Rd FAWKNER 3060	\$411,999	20/03/2021
3	3/20 Margaret St FAWKNER 3060	\$455,000	06/03/2021

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:

23/06/2021 15:52

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending March 2021: \$527,000



Property Type:

Agent Comments

Comparable Properties



3a Maher St FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$490,100

Method: Auction Sale

Date: 24/04/2021

Property Type: Unit

4/107 Anderson Rd FAWKNER 3060 (VG)

Agent Comments



Price: \$411,999

Method: Sale

Date: 20/03/2021

Property Type: Villa

3/20 Margaret St FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$455,000

Method: Auction Sale

Date: 06/03/2021

Property Type: Villa