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

164 Jukes Road, Fawkner Vic 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$700,000		&		\$770,000			
Median sale price								
Median price	\$720,000	Pro	operty Type	Hou	se		Suburb	Fawkner
Period - From	01/04/2020	to	30/06/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	150 Jukes Rd FAWKNER 3060	\$750,000	13/07/2020
2	8 Richard St HADFIELD 3046	\$730,000	30/04/2020
3	25 Glynda St FAWKNER 3060	\$720,000	18/05/2020

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:

10/08/2020 12:13









Property Type: House (Previously Occupied - Detached) Land Size: 585 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median House Price June quarter 2020: \$720,000

Comparable Properties

150 Jukes Rd FAWKNER 3060 (REI) 3 1 1 1 Price: \$750,000 Method: Private Sale Date: 13/07/2020 Rooms: 4 Property Type: House Land Size: 585 sqm approx	Agent Comments
8 Richard St HADFIELD 3046 (REI/VG) 3 1 2 Price: \$730,000 Method: Private Sale Date: 30/04/2020 Rooms: 5 Property Type: House (Res) Land Size: 591 sqm approx	Agent Comments
25 Glynda St FAWKNER 3060 (REI/VG) 25 Glynda St FAWKNER 3060 (REI/VG) 2 Price: \$720,000 Method: Private Sale Date: 18/05/2020 Property Type: House (Res) Land Size: 585 sqm approx	Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.