

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 between \$700,000

&

\$770,000

Median sale price

Median price \$720,000

Property Type House

Suburb Fawkner

Period - From 01/04/2020

to

30/06/2020

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	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)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 13/07/2020
Rooms: 4
Property Type: House
Land Size: 585 sqm approx



8 Richard St HADFIELD 3046 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 30/04/2020
Rooms: 5
Property Type: House (Res)
Land Size: 591 sqm approx



25 Glynda St FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 18/05/2020
Property Type: House (Res)
Land Size: 585 sqm approx