

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

7 Allan 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,500

Property type

House

Suburb

Fawkner

Period-from

01 Mar 2020

to

28 Feb 2021

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 Pitt Street Fawkner VIC 3060	\$718,000	23-Dec-20
69 Denys Street Fawkner VIC 3060	\$730,000	09-Dec-20
13 Yuroke Street Fawkner VIC 3060	\$746,200	12-Feb-21

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: 31 March 2021



3 Pitt Street Fawkner VIC 3060

Sold Price

\$718,000

Sold Date **23-Dec-20**

 3  1  2

Distance **0.64km**



69 Denys Street Fawkner VIC 3060

Sold Price

\$730,000

Sold Date **09-Dec-20**

 3  1  2

Distance **0.65km**



13 Yuroke Street Fawkner VIC 3060

Sold Price

^{RS} **\$746,200** ^{UN}

Sold Date **12-Feb-21**

 3  1  1

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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