

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

3/15 Oliver Court 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

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

4/31 Palmer Street Fawkner VIC 3060	\$500,000	19-Feb-21
2/36 Bruce Street Fawkner VIC 3060	\$502,500	30-Dec-20
2/39 James Street Fawkner VIC 3060	\$488,500	08-Jan-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: 18 March 2021



4/31 Palmer Street Fawkner VIC 3060

 2  1  -

Sold Price

^{RS} **\$500,000**

Sold Date

19-Feb-21

Distance

0.36km



2/36 Bruce Street Fawkner VIC 3060

 2  2  1

Sold Price

\$502,500

Sold Date

30-Dec-20

Distance

2.26km



2/39 James Street Fawkner VIC 3060

 2  2  1

Sold Price

\$488,500

Sold Date

08-Jan-21

Distance

2.27km

RS = Recent sale

UN = Undisclosed Sale

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