

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

40 James 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

\$809,000

Median sale price

Median price

\$828,000

Property type

House

Suburb

Fawkner

Period - From

Feb 2022

to

May 2022

Source

Pricefinder

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.	15 Allan Street, Fawkner	\$800,000	7.6.2022
2.	3 Jeanine Crescent, Fawkner	\$820,000	20.5.2022
3.	1 Birchwood Street, Fawkner	\$830,000	30.4.2022

This Statement of Information was prepared on:

18.07.2022