# 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

27 Stanford Close 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	\$970,000	&	\$1,030,000
<b>Median sale price</b> (*Delete house or unit as applicable)				

Median Price	\$705,000	Prop	erty type House		Suburb	Fawkner	
Period-from	01 Feb 2020	to	31 Jan 2	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
87 Denys Street Fawkner VIC 3060	\$1,085,000	12-Oct-20
30 Major Road Fawkner VIC 3060	\$1,025,000	06-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: 12 February 2021



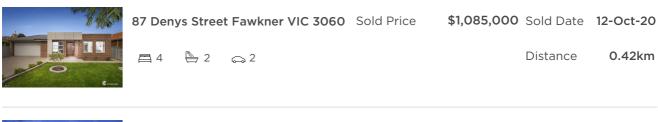
consumer.vic.gov.au



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30 Major Road Fawkner VIC 3060	Sold Price	<sup>RS</sup> <b>\$1,025,000</b> Sold Date	06-Feb-21
🖴 3 🖕 2 👝 4		Distance	1.45km

RS = Recent sale UN = Undisclosed Sale

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