

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

87 Fawkner Street Aberfeldie VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,620,000

Property type

House

Suburb

Aberfeldie

Period-from

01 May 2020

to

30 Apr 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

75 Scott Street Moonee Ponds VIC 3039	\$2,035,000	13-Nov-20
12 Mountain Street Essendon VIC 3040	\$2,290,000	12-Dec-20
9 Locke Street Essendon VIC 3040	\$2,050,000	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: 03 May 2021

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**75 Scott Street Moonee Ponds VIC 3039**

Sold Price

\$2,035,000

Sold Date

13-Nov-20

5



3



2

Distance

1.04km**12 Mountain Street Essendon VIC 3040**

Sold Price

^{RS}**\$2,290,000**

Sold Date

12-Dec-20

3



1



1

Distance

1.18km**9 Locke Street Essendon VIC 3040**

Sold Price

\$2,050,000

Sold Date

12-Feb-21

4



2



4

Distance

1.32km**96 McCracken Street Essendon VIC 3040**

Sold Price

^{RS}**\$2,335,000**

Sold Date

07-Nov-20

4



2



4

Distance

1.87km**RS** = Recent sale**UN** = Undisclosed Sale

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