

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

3/14 Yungera 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Aug 2020

to

31 Jul 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

8 Clara Street Fawkner VIC 3060	\$660,000	11-Mar-21
2/14 Princess Street Fawkner VIC 3060	\$600,000	14-Jul-21
3/18 Maher Street Fawkner VIC 3060	\$571,000	01-Jul-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: 02 August 2021



8 Clara Street Fawkner VIC 3060

Sold Price

\$660,000

Sold Date

11-Mar-21

 2  2  1

Distance

0.58km



2/14 Princess Street Fawkner VIC 3060

Sold Price

^{RS} **\$600,000**

Sold Date

14-Jul-21

 2  1  1

Distance

0.54km



3/18 Maher Street Fawkner VIC 3060

Sold Price

^{RS} **\$571,000**

Sold Date

01-Jul-21

 2  1  1

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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