

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

2/17 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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,750

Property type

Unit

Suburb

Fawkner

Period-from

01 Feb 2021

to

31 Jan 2022

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

4/29 Lynch Road Fawkner VIC 3060	\$570,000	12-Oct-21
2/24 McBryde Street Fawkner VIC 3060	\$575,000	23-Sep-21
2/85 Queens Parade Fawkner VIC 3060	\$611,500	20-Nov-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: 08 February 2022



4/29 Lynch Road Fawkner VIC 3060

 2  1  2

Sold Price

\$570,000

Sold Date

12-Oct-21

Distance

0.24km



2/24 McBryde Street Fawkner VIC 3060

 2  2  1

Sold Price

\$575,000

Sold Date

23-Sep-21

Distance

0.75km



2/85 Queens Parade Fawkner VIC 3060

 2  1  1

Sold Price

\$611,500

Sold Date

20-Nov-21

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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