

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

2/37 Bruce 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Jul 2019

to

30 Jun 2020

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

3/39 James Street Fawkner VIC 3060	\$495,000	06-Jun-20
1/65 Major Road Fawkner VIC 3060	\$500,000	12-Jun-20
3/42 Hedley Street Fawkner VIC 3060	\$500,000	10-Jun-20

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: 20 July 2020



3/39 James Street Fawkner VIC 3060

 2  1  -

Sold Price

\$495,000

Sold Date **06-Jun-20**

Distance **0.11km**



1/65 Major Road Fawkner VIC 3060

 2  1  1

Sold Price

^{RS} **\$500,000**

Sold Date **12-Jun-20**

Distance **0.31km**



3/42 Hedley Street Fawkner VIC 3060

 2  2  1

Sold Price

\$500,000

Sold Date **10-Jun-20**

Distance **2.09km**

RS = Recent sale

UN = Undisclosed Sale

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