

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

2/39 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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,250

Property type

Unit

Suburb

Fawkner

Period-from

01 Dec 2019

to

30 Nov 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
2/112 Jukes Road Fawkner VIC 3060	\$480,000	07-Aug-20
6/112 Jukes Road Fawkner VIC 3060	\$485,000	17-Jul-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: 16 December 2020



3/39 James Street Fawkner VIC 3060

2 1 -

Sold Price **\$495,000** Sold Date **06-Jun-20**

Distance **0.01km**

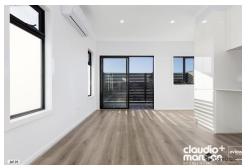


2/112 Jukes Road Fawkner VIC 3060

2 2 1

Sold Price **\$480,000** Sold Date **07-Aug-20**

Distance **0.98km**



6/112 Jukes Road Fawkner VIC 3060

2 2 1

Sold Price **\$485,000** Sold Date **17-Jul-20**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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