

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

1/17 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

\$730,000

Property type

House

Suburb

Fawkner

Period-from

01 Jul 2020

to

30 Jun 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

1/14 Lanigan Street Fawkner VIC 3060	\$628,000	08-Apr-21
3/109 Major Road Fawkner VIC 3060	\$560,000	25-Feb-21
2/56 Denys Street Fawkner VIC 3060	\$545,000	17-Mar-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: 01 July 2021



1/14 Lanigan Street Fawkner VIC 3060

 3  2  1

Sold Price

\$628,000

Sold Date

08-Apr-21

Distance

0.98km



3/109 Major Road Fawkner VIC 3060

 3  1  1

Sold Price

\$560,000

Sold Date

25-Feb-21

Distance

0.99km



2/56 Denys Street Fawkner VIC 3060

 3  1  1

Sold Price

\$545,000

Sold Date

17-Mar-21

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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