

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

5/112 Jukes Road 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Other

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

2/42 Hedley Street Fawkner VIC 3060	\$500,000	07-May-20
3/42 Hedley Street Fawkner VIC 3060	\$500,000	10-Jun-20
3/11 Maher Street Fawkner VIC 3060	\$420,000	01-May-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: 29 July 2020



2/42 Hedley Street Fawkner VIC 3060

2 2 1

Sold Price **\$500,000** Sold Date **07-May-20**

Distance **1.16km**



3/42 Hedley Street Fawkner VIC 3060

2 2 1

Sold Price Sold Date **10-Jun-20**

Distance **1.17km**



3/11 Maher Street Fawkner VIC 3060

2 1 1

Sold Price **\$420,000** Sold Date **01-May-20**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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