

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

2/18 Percy 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

\$545,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Oct 2020

to

30 Sep 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

3/14 Yungera Street Fawkner VIC 3060	\$642,000	23-Sep-21
4/11 Wyuna Street Fawkner VIC 3060	\$570,000	22-Sep-21
5/11 Wyuna Street Fawkner VIC 3060	\$535,500	22-May-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: 27 October 2021



3/14 Yungera Street Fawkner VIC 3060

 2  2  1

Sold Price

^{RS}

\$642,000

Sold Date

23-Sep-21

Distance

0.83km



4/11 Wyuna Street Fawkner VIC 3060

 2  2  1

Sold Price

\$570,000

Sold Date

22-Sep-21

Distance

1.03km



5/11 Wyuna Street Fawkner VIC 3060

 2  1  2

Sold Price

\$535,500

Sold Date

22-May-21

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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