

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

2/14 Princess 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

\$535,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Other

Suburb

Fawkner

Period-from

01 Jun 2020

to

31 May 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

4/3 Clara Street Fawkner VIC 3060	\$625,000	26-Mar-21
2/14 Moray Street Fawkner VIC 3060	\$614,000	30-Jan-21
2/18 Maher Street Fawkner VIC 3060	\$542,500	25-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: 14 June 2021



4/3 Clara Street Fawkner VIC 3060 Sold Price ^{RS} **\$625,000** Sold Date **26-Mar-21**
Distance **0.94km**

 2  1  1



2/14 Moray Street Fawkner VIC 3060 Sold Price **\$614,000** Sold Date **30-Jan-21**
Distance **1.08km**

 2  2  1



2/18 Maher Street Fawkner VIC 3060 Sold Price **\$542,500** Sold Date **25-Mar-21**
Distance **1.64km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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