

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

2/12 SANDRA AVENUE 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,500

Property type

Other

Suburb

Fawkner

Period-from

01 Jan 2023

to

31 Dec 2023

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

51C WILLIAM STREET FAWKNER VIC 3060	\$615,000	06-Jan-24
3 MAHER STREET FAWKNER VIC 3060	\$640,000	16-Nov-23
1/38 EDWARD STREET FAWKNER VIC 3060	\$631,000	16-Sep-23

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: 08 January 2024



**51C WILLIAM STREET FAWKNER
VIC 3060**

Sold Price

^{RS}

\$615,000

Sold Date

06-Jan-24

2

2

1

Distance

0.86km



**3 MAHER STREET FAWKNER VIC
3060**

Sold Price

^{RS}

\$640,000

Sold Date

16-Nov-23

2

1

2

Distance

1km



**1/38 EDWARD STREET FAWKNER
VIC 3060**

Sold Price

^{RS}

\$631,000

Sold Date

16-Sep-23

2

1

-

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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