

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

3/39 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Jun 2019

to

31 May 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

1/39 James Street Fawkner VIC 3060	\$512,000	09-May-20
2/14-16 Preston Street Fawkner VIC 3060	\$522,000	29-Feb-20
2/72 Lorne Street Fawkner VIC 3060	\$546,000	29-Feb-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: 02 June 2020



1/39 James Street Fawkner VIC 3060

Sold Price

^{RS} **\$512,000** Sold Date **09-May-20**

2 1 1

Distance **0.01km**



2/14-16 Preston Street Fawkner VIC 3060

Sold Price

\$522,000 Sold Date **29-Feb-20**

2 2 1

Distance **1.03km**



2/72 Lorne Street Fawkner VIC 3060

Sold Price

\$546,000 Sold Date **29-Feb-20**

2 1 1

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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