



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Yuroke Street, FAWKNER 3060

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$620,000 - \$660,000**

## Median sale price

Median **House** for **FAWKNER** for period **Jul 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$715,000**

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**53 Lynch Road,**  
Fawknor 3060

**Price \$680,000** Sold 30  
November 2017

**51 Lynch Road,**  
Fawknor 3060

**Price \$657,000** Sold 25  
September 2017

**27 Vervale Street,**  
Fawknor 3060

**Price \$661,000** Sold 29 July  
2017

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**45.7m**

House

3 beds

1 baths

1 parking

## Contact agents



**Daniel Imbesi**  
Stockdale & Leggo

03 9306 0422  
0432 615 416

[dimbessi@stockdaleleggo.com.au](mailto:dimbessi@stockdaleleggo.com.au)



**Mark Imbesi**  
Stockdale & Leggo

03 9306 0422  
0418 345 097

[mimbessi@stockdaleleggo.com.au](mailto:mimbessi@stockdaleleggo.com.au)

**Stockdale  
& Leggo**