

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

1/13 Bonwick 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

\$669,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

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

2/14 Moray Street Fawkner VIC 3060	\$614,000	30-Jan-21
33A Hudson Street Fawkner VIC 3060	\$685,000	21-Jan-21
8 Clara Street Fawkner VIC 3060	\$660,000	11-Mar-21

OR

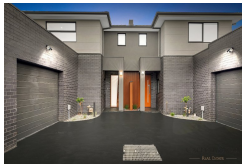
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 June 2021

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2/14 Moray Street Fawkner VIC 3060

2
 2
 1

Sold Price

\$614,000

Sold Date

30-Jan-21

Distance

0.49km

33A Hudson Street Fawkner VIC 3060

3
 2
 2

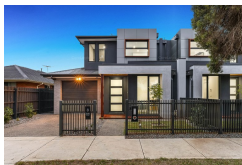
Sold Price

\$685,000

Sold Date

21-Jan-21

Distance

0.49km

8 Clara Street Fawkner VIC 3060

2
 2
 1

Sold Price

\$660,000

Sold Date

11-Mar-21

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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