

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

5/3 Clara 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$759,000

Property type

House

Suburb

Fawkner

Period-from

01 Sep 2020

to

31 Aug 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

3/18 Maher Street Fawkner VIC 3060	\$571,000	22-Jun-21
2/14 Princess Street Fawkner VIC 3060	\$600,000	14-Jul-21
3/85 Queens Parade Fawkner VIC 3060	\$590,000	25-Jun-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: 20 September 2021

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3/18 Maher Street Fawkner VIC 3060

2 1 1

Sold Price

\$571,000

Sold Date

22-Jun-21

Distance

0.72km



2/14 Princess Street Fawkner VIC 3060

2 1 1

Sold Price

^{RS} **\$600,000**

Sold Date

14-Jul-21

Distance

0.93km



3/85 Queens Parade Fawkner VIC 3060

2 1 1

Sold Price

\$590,000

Sold Date

25-Jun-21

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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