

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

1/39 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

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Other

Suburb

Fawkner

Period-from

01 Feb 2019

to

31 Jan 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

3/36 Bruce Street Fawkner VIC 3060	\$500,000	19-Dec-19
2/85 Queens Parade Fawkner VIC 3060	\$535,000	11-Nov-19
4/988 Sydney Road Coburg North VIC 3058	\$500,000	19-Oct-19

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: 25 February 2020



3/36 Bruce Street Fawkner VIC 3060

2 2 1

Sold Price

\$500,000

Sold Date

19-Dec-19

Distance

0.06km



2/85 Queens Parade Fawkner VIC 3060

2 1 1

Sold Price

\$535,000

Sold Date

11-Nov-19

Distance

1.38km



4/988 Sydney Road Coburg North VIC 3058

2 1 1

Sold Price

\$500,000

Sold Date

19-Oct-19

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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