

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

9 June 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,500

Property type

House

Suburb

Fawkner

Period-from

01 Oct 2019

to

30 Sep 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

8 Watkins Street Fawkner VIC 3060	\$751,000	11-Jul-20
61 James Street Fawkner VIC 3060	\$778,000	20-Jun-20
16 Lynch Road Fawkner VIC 3060	\$749,000	10-Jun-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: 21 October 2020



8 Watkins Street Fawkner VIC 3060 Sold Price **\$751,000** Sold Date **11-Jul-20**

3 1 3

Distance **0.22km**



61 James Street Fawkner VIC 3060 Sold Price **\$778,000** Sold Date **20-Jun-20**

3 1 6

Distance **0.69km**



16 Lynch Road Fawkner VIC 3060 Sold Price **\$749,000** Sold Date **10-Jun-20**

3 1 1

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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