

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

1/54 Jukes Road 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

\$665,000

&

or range
between

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Other

Suburb

Fawkner

Period-from

01 Jan 2021

to

31 Dec 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

1/85 Queens Parade Fawkner VIC 3060	\$667,000	12-Oct-21
3/14 Yungera Street Fawkner VIC 3060	\$642,000	22-Sep-21
2/30 Hedley Street Fawkner VIC 3060	\$551,000	15-Dec-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: 12 January 2022



1/85 Queens Parade Fawkner VIC 3060

 2  1  1

Sold Price

\$667,000

Sold Date

12-Oct-21

Distance

1.99km



3/14 Yungera Street Fawkner VIC 3060

 2  2  1

Sold Price

\$642,000

Sold Date

22-Sep-21

Distance

1.4km



2/30 Hedley Street Fawkner VIC 3060

 2  1  1

Sold Price

^{RS} **\$551,000**

Sold Date

15-Dec-21

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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