

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

3-5 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

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Fawkner

Period-from

01 Jun 2021

to

31 May 2022

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

1/151 MCBRYDE STREET FAWKNER VIC 3060	\$690,000	09-Jun-22
1/16 MARLBOROUGH STREET FAWKNER VIC 3060	\$835,000	16-Mar-22
37 BUNGAY STREET FAWKNER VIC 3060	\$735,000	07-Mar-22

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: 28 June 2022



**1/151 MCBRYDE STREET FAWKNER
VIC 3060**

Sold Price

^{RS} **\$690,000**

Sold Date

09-Jun-22



3



3



2

Distance

0.17km



**1/16 MARLBOROUGH STREET
FAWKNER VIC 3060**

Sold Price

\$835,000

Sold Date

16-Mar-22



3



2



2

Distance

1.77km



**37 BUNGAY STREET FAWKNER
VIC 3060**

Sold Price

\$735,000

Sold Date

07-Mar-22



3



2



2

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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