

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

162 Jukes Road, Fawkner Vic 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$720,000

Median sale price

Median price \$746,500 Property Type House Suburb Fawkner

Period - From 01/07/2022 to 30/09/2022 Source REIV

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 six 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	72 James St FAWKNER 3060	\$740,000	25/06/2022
2	52 James St FAWKNER 3060	\$700,000	23/06/2022
3	34 Frederick St FAWKNER 3060	\$685,000	04/06/2022

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 six months.~~

This Statement of Information was prepared on:

15/11/2022 09:27



Property Type: House

Land Size: 587 sqm approx

Agent Comments

Comparable Properties



72 James St FAWKNER 3060 (REI)

Agent Comments



Price: \$740,000

Method: Auction Sale

Date: 25/06/2022

Property Type: House

Land Size: 615 sqm approx

52 James St FAWKNER 3060 (REI)

Agent Comments



Price: \$700,000

Method: Auction Sale

Date: 23/06/2022

Property Type: House (Res)

34 Frederick St FAWKNER 3060 (REI)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 560 sqm approx