

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

1/112 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Other

Suburb

Fawkner

Period-from

01 May 2019

to

30 Apr 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

2/72 Lorne Street Fawkner VIC 3060	\$546,000	29-Feb-20
5/72 Lorne Street Fawkner VIC 3060	\$543,000	03-Dec-19
1/39 James Street Fawkner VIC 3060	\$512,000	09-May-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: 29 May 2020



2/72 Lorne Street Fawkner VIC 3060

 2  1  1

Sold Price **\$546,000** Sold Date **29-Feb-20**

Distance **1.6km**



5/72 Lorne Street Fawkner VIC 3060

 2  1  1

Sold Price **\$543,000** Sold Date **03-Dec-19**

Distance **1.6km**



1/39 James Street Fawkner VIC 3060

 2  1  1

Sold Price ^{RS} **\$512,000** Sold Date **09-May-20**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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