# 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

29 Claremont 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	\$675,000	&	\$725,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$662,000	Property type		House		Suburb	Fawkner
Period-from	01 Mar 2019	to	29 Feb 2	020	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	
6 Berry Street Fawkner VIC 3060	\$797,000	29-Feb-20	
216 McBryde Street Fawkner VIC 3060	\$722,000	29-Feb-20	
25 Claremont Street Fawkner VIC 3060	\$670,000	14-Nov-19	

#### 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: 05 March 2020



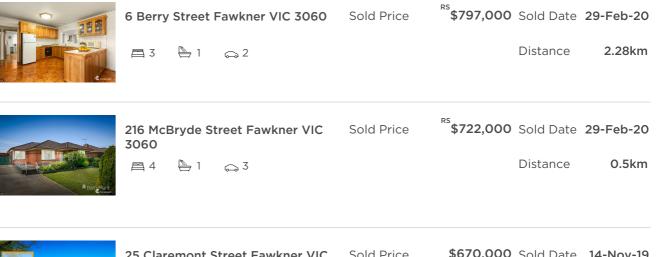
consumer.vic.gov.au



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25 Claremont Street Fawkner VIC 3060		Sold Price	\$670,000	Sold Date	14-Nov-19	
昌 3	1	<b>⇔</b> 4			Distance	0.03km

#### RS = Recent sale UN = Undisclosed Sale

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