

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

7 Kiddle 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,000

Property type

House

Suburb

Fawkner

Period-from

01 Jul 2019

to

30 Jun 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

5 Emma Street Fawkner VIC 3060	\$700,000	11-May-20
15 Brooks Street Fawkner VIC 3060	\$702,000	15-Apr-20
34 Ledger Avenue Fawkner VIC 3060	\$710,000	06-Apr-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: 20 July 2020

**5 Emma Street Fawkner VIC 3060**

Sold Price

\$700,000

Sold Date

11-May-20

3



1



4

Distance

1.45km**15 Brooks Street Fawkner VIC 3060**

Sold Price

\$702,000

Sold Date

15-Apr-20

3



1



1

Distance

1.21km**34 Ledger Avenue Fawkner VIC 3060**

Sold Price

\$710,000

Sold Date

06-Apr-20

3



1



4

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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