

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

2 MILLER 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

\$779,000

&

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,750

Property type

House

Suburb

Fawkner

Period-from

01 Oct 2021

to

30 Sep 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

75 DENYS STREET FAWKNER VIC 3060	\$750,000	08-Oct-22
7 TUCKER STREET FAWKNER VIC 3060	\$770,000	22-Sep-22
174 JUKES ROAD FAWKNER VIC 3060	\$856,000	10-Sep-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: 20 October 2022



75 DENYS STREET FAWKNER VIC 3060

Sold Price

^{RS}

\$750,000

Sold Date

08-Oct-22

 3  2  1

Distance

0.96km



7 TUCKER STREET FAWKNER VIC 3060

Sold Price

^{RS}

\$770,000

Sold Date

22-Sep-22

 3  1  2

Distance

0.47km



174 JUKES ROAD FAWKNER VIC 3060

Sold Price

^{RS}

\$856,000

Sold Date

10-Sep-22

 2  1  1

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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