

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 TUCKER 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

\$798,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,750

Property type

House

Suburb

Fawkner

Period-from

01 Sep 2021

to

31 Aug 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

7 PITT STREET FAWKNER VIC 3060	\$745,000	22-Mar-22
4 LEDGER AVENUE FAWKNER VIC 3060	\$828,000	22-Jun-22
33 PITT STREET FAWKNER VIC 3060	\$760,000	16-Jul-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: 19 September 2022



Gladstone Park

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7 PITT STREET FAWKNER VIC 3060

3 1 1

Sold Price

\$745,000

Sold Date

22-Mar-22

Distance

0.09km



4 LEDGER AVENUE FAWKNER VIC 3060

3 1 1

Sold Price

\$828,000

Sold Date

22-Jun-22

Distance

0.16km



33 PITT STREET FAWKNER VIC 3060

3 1 1

Sold Price

\$760,000

Sold Date

16-Jul-22

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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