

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

5 McDougall 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Fawkner

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/2 Tyson Street Fawkner VIC 3060	\$575,000	01-Jul-21
95 Queens Parade Fawkner VIC 3060	\$555,000	19-Jul-21
1/17 James Street Fawkner VIC 3060	\$640,000	16-Jul-21

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: 09 September 2021



1/2 Tyson Street Fawkner VIC 3060 Sold Price **\$575,000** Sold Date **01-Jul-21**

 3  1  1

Distance **0.87km**



95 Queens Parade Fawkner VIC 3060 Sold Price ^{RS} **\$555,000** Sold Date **19-Jul-21**

 2  1  1

Distance **1.6km**



1/17 James Street Fawkner VIC 3060 Sold Price ^{RS} **\$640,000** Sold Date **16-Jul-21**

 3  2  2

Distance **1.07km**

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

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