

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 Yuroke Street, Fawkner Vic 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000

&

\$720,000

Median sale price

Median price \$810,000

Property Type House

Suburb Fawkner

Period - From 01/01/2021

to 31/03/2021

Source REIV

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 six 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	8 Lynch Rd FAWKNER 3060	\$698,000	08/05/2021
2			
3			

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 six months.~~

This Statement of Information was prepared on:

18/06/2021 09:09



 4  1  2

Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$720,000
Median House Price
March quarter 2021: \$810,000

Comparable Properties

8 Lynch Rd FAWKNER 3060 (REI)

Agent Comments

 2  1  1

Price: \$698,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 615 sqm approx

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 six months.