

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

3/2 Clara 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/4 Edward Street Fawkner VIC 3060	\$490,000	08-Jun-19
11/114A Major Road Fawkner VIC 3060	\$455,000	18-Oct-19
2/19 Lock Street Fawkner VIC 3060	\$470,000	19-May-19

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: 30 October 2019



3/4 Edward Street Fawkner VIC 3060

3 2 2

Sold Price

\$490,000

Sold Date

08-Jun-19

Distance

0.2km



11/114A Major Road Fawkner VIC 3060

2 1 1

Sold Price

^{RS} **\$455,000**

Sold Date

18-Oct-19

Distance

0.46km



2/19 Lock Street Fawkner VIC 3060

2 1 1

Sold Price

\$470,000

Sold Date

19-May-19

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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