

## 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

20 Wurruk Street Fawkner VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$778,000

Property type

House

Suburb

Fawkner

Period-from

01 Nov 2020

to

31 Oct 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

1/17 James Street Fawkner VIC 3060	\$640,000	15-Jul-21
14 Lynch Road Fawkner VIC 3060	\$665,000	22-Jul-21
1/33 Hare Street Fawkner VIC 3060	\$637,000	04-Sep-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: 21 November 2021



**1/17 James Street Fawkner VIC 3060**

 3  2  2

Sold Price

**\$640,000**

Sold Date

**15-Jul-21**

Distance

**0.34km**



**14 Lynch Road Fawkner VIC 3060**

 3  2  1

Sold Price

**\$665,000**

Sold Date

**22-Jul-21**

Distance

**0.35km**



**1/33 Hare Street Fawkner VIC 3060**

 3  1  1

Sold Price

**\$637,000**

Sold Date

**04-Sep-21**

Distance

**0.84km**

RS = Recent sale

UN = Undisclosed Sale

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