

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 JANICE COURT 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Fawkner

Period-from

01 Oct 2022

to

30 Sep 2023

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 JANICE COURT FAWKNER VIC 3060	\$620,000	22-Apr-23
12 LEIGHTON CRESCENT FAWKNER VIC 3060	\$640,000	06-Jun-23
4 DISNEY STREET FAWKNER VIC 3060	\$677,000	06-May-23

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: 02 October 2023



3 JANICE COURT FAWKNER VIC 3060

3 1 2

Sold Price

\$620,000

Sold Date

22-Apr-23

Distance

0.03km



12 LEIGHTON CRESCENT FAWKNER VIC 3060

3 1 4

Sold Price

\$640,000

Sold Date

06-Jun-23

Distance

0.24km



4 DISNEY STREET FAWKNER VIC 3060

3 1 2

Sold Price

\$677,000

Sold Date

06-May-23

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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