

## 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

3/7 Berry 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$523,750

Property type

Unit

Suburb

Fawkner

Period-from

01 Nov 2019

to

31 Oct 2020

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

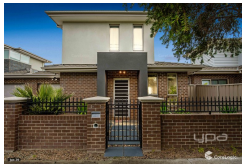
Date of sale

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 5B Edward Street Fawkner VIC 3060  | \$560,000 | 07-Aug-20 |
| 3/3 Moray Street Fawkner VIC 3060  | \$527,000 | 26-May-20 |
| 3/39 James Street Fawkner VIC 3060 | \$495,000 | 06-Jun-20 |

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: 16 November 2020



**5B Edward Street Fawkner VIC 3060**

2 1 1

Sold Price **\$560,000** Sold Date **07-Aug-20**

Distance **0.87km**



**3/3 Moray Street Fawkner VIC 3060**

2 2 1

Sold Price **\$527,000** Sold Date **26-May-20**

Distance **0.88km**



**3/39 James Street Fawkner VIC 3060**

2 1 -

Sold Price **\$495,000** Sold Date **06-Jun-20**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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