

## 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

13 Jennifer 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

\$679,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$701,000

Property type

House

Suburb

Fawkner

Period-from

01 Jan 2020

to

31 Dec 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

69 Denys Street Fawkner VIC 3060	\$730,000	15-Dec-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.

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69 Denys Street Fawkner VIC 3060 Sold Price <sup>RS</sup> \$730,000 Sold Date 15-Dec-20

 2  1  2

Distance 0.37km

RS = Recent sale UN = Undisclosed Sale

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