

## 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

4/3 Clara 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Feb 2020

to

31 Jan 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

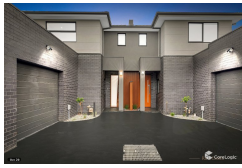
2/14 Moray Street Fawkner VIC 3060	\$614,000	12-Feb-21
2/158 Lorne Street Fawkner VIC 3060	\$560,000	14-Jan-21
Birchwood Street Fawkner VIC 3060	\$635,000	18-Jan-21

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: 26 February 2021

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**2/14 Moray Street Fawkner VIC 3060**

2 2 1

Sold Price

**\$614,000**

Sold Date

**12-Feb-21**

Distance

**0.14km**



**2/158 Lorne Street Fawkner VIC 3060**

2 1 1

Sold Price

**\$560,000**

Sold Date

**14-Jan-21**

Distance

**0.53km**



**Birchwood Street Fawkner VIC 3060**

2 2 1

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date

**18-Jan-21**

Distance

**1.78km**

RS = Recent sale

UN = Undisclosed Sale

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