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	2/32 Percy Street 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	Fawkner
Period-from	01 Mar 2019	to	29 Feb 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
1/37 Bruce Street Fawkner VIC 3060	$530,000	07-Sep-19
2/12 Brooks Street Fawkner VIC 3060	$613,200	12-Feb-20
3/2 Clara Street Fawkner VIC 3060	$480,000	13-Nov-19

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 March 2020

Pieter Speziale
P 93840000
M 0418385288
E pieter.speziale@brunswick.rh.com.au



1/37 Bruce Street Fawkner VIC 3060

3 2 1

Sold Price **$530,000** Sold Date **07-Sep-19**

Distance **0.27km**



2/12 Brooks Street Fawkner VIC 3060

3 2 2

Sold Price RS **$613,200** Sold Date **12-Feb-20**

Distance **0.35km**



3/2 Clara Street Fawkner VIC 3060

3 1 1

Sold Price **$480,000** Sold Date **13-Nov-19**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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