

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

3/2 Clara 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

\$570,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Dec 2020

to

30 Nov 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

3/3 Clara Street Fawkner VIC 3060	\$658,000	13-Nov-21
3/14 Yungera Street Fawkner VIC 3060	\$642,000	22-Sep-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: 09 December 2021



3/3 Clara Street Fawkner VIC 3060

Sold Price

^{RS} **\$658,000**

Sold Date

13-Nov-21

2 1 1

Distance

0.08km



3/14 Yungera Street Fawkner VIC 3060

Sold Price

\$642,000

Sold Date

22-Sep-21

2 2 1

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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