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	3-5 JUKES ROAD 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Fawkner
Period-from	01 Jun 2022	to	31 May 2023	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
6/5 JUKES ROAD FAWKNER VIC 3060	$705,000	03-May-23
1A WILLIAM STREET FAWKNER VIC 3060	$885,000	11-Mar-23
44A QUEENS PARADE FAWKNER VIC 3060	$742,000	17-Apr-23

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 June 2023

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6/5 JUKES ROAD FAWKNER VIC 3060

3 2 2

Sold Price RS $705,000 Sold Date 03-May-23

Distance 0.01km



1A WILLIAM STREET FAWKNER VIC 3060

3 2 2

Sold Price RS $885,000 Sold Date 11-Mar-23

Distance 1.09km



44A QUEENS PARADE FAWKNER VIC 3060

3 2 2

Sold Price RS $742,000 Sold Date 17-Apr-23

Distance 1.95km

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

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