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	28 BECCLES 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	$740,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	House	Suburb	Fawkner
Period-from	01 Feb 2022	to	31 Jan 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
61 PERCY STREET FAWKNER VIC 3060	$726,000	17-Dec-22
26 LEDGER AVENUE FAWKNER VIC 3060	$752,500	03-Dec-22
14 WURRUK STREET FAWKNER VIC 3060	$705,000	25-Oct-22

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: 24 February 2023

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61 PERCY STREET FAWKNER VIC 3060

3 1 4

Sold Price RS $726,000 Sold Date 17-Dec-22

Distance 1.02km



26 LEDGER AVENUE FAWKNER VIC 3060

3 1 3

Sold Price RS $752,500 Sold Date 03-Dec-22

Distance 1.35km



14 WURRUK STREET FAWKNER VIC 3060

3 1 2

Sold Price $705,000 Sold Date 25-Oct-22

Distance 1.7km

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

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