

## 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

106 JUKES ROAD 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

\$690,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Fawkner

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/5 JUKES ROAD FAWKNER VIC 3060	\$725,000	03-Oct-23
23B DENYS STREET FAWKNER VIC 3060	\$770,000	14-Nov-23
2/16 MARLBOROUGH STREET FAWKNER VIC 3060	\$775,000	23-Jan-24

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 March 2024

	<b>2/5 JUKES ROAD FAWKNER VIC 3060</b>	Sold Price	<b>\$725,000</b>	Sold Date	<b>03-Oct-23</b>
				Distance	<b>0.98km</b>
	<b>23B DENYS STREET FAWKNER VIC 3060</b>	Sold Price	<b>\$770,000</b>	Sold Date	<b>14-Nov-23</b>
				Distance	<b>0.54km</b>
	<b>2/16 MARLBOROUGH STREET FAWKNER VIC 3060</b>	Sold Price	<b>\$775,000</b>	Sold Date	<b>23-Jan-24</b>
				Distance	<b>1.88km</b>

RS = Recent sale      UN = Undisclosed Sale

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