

## 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

29 DENYS STREET 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

\$880,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Other

Suburb

Fawkner

Period-from

01 Apr 2023

to

31 Mar 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

7 LOWSON STREET FAWKNER VIC 3060	\$900,000	25-Nov-23
88 JUKES ROAD FAWKNER VIC 3060	\$950,500	25-Nov-23
2 WINN GROVE FAWKNER VIC 3060	\$861,000	02-Feb-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: 04 April 2024



**7 LOWSON STREET FAWKNER VIC 3060** Sold Price **\$900,000** Sold Date **25-Nov-23**

3 1 3

Distance **0.45km**



**88 JUKES ROAD FAWKNER VIC 3060** Sold Price **\$950,500** Sold Date **25-Nov-23**

3 1 5

Distance **0.26km**



**2 WINN GROVE FAWKNER VIC 3060** Sold Price **\$861,000** Sold Date **02-Feb-24**

3 1 1

Distance **1.19km**



**102 ARGYLE STREET FAWKNER VIC 3060** Sold Price **\$915,000** Sold Date **05-Oct-23**

4 1 3

Distance **1.85km**

RS = Recent sale      UN = Undisclosed Sale

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