

## 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

4/2 JELF COURT 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

\$400,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Sep 2022

to

31 Aug 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

3/50 MUTTON ROAD FAWKNER VIC 3060	\$425,000	11-May-23
5/104-110 LORNE STREET FAWKNER VIC 3060	\$410,000	25-May-23
4/489B MAHONEY'S ROAD FAWKNER VIC 3060	\$445,000	23-Jun-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: 18 September 2023



**3/50 MUTTON ROAD FAWKNER  
VIC 3060**

 2  1  2

Sold Price **\$425,000** Sold Date **11-May-23**

Distance **0.66km**



**5/104-110 LORNE STREET  
FAWKNER VIC 3060**

 2  1  1

Sold Price **\$410,000** Sold Date **25-May-23**

Distance **0.37km**



**4/489B MAHONEYS ROAD  
FAWKNER VIC 3060**

 2  1  1

Sold Price **\$445,000** Sold Date **23-Jun-23**

Distance **3km**

RS = Recent sale

UN = Undisclosed Sale

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