

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

6 BRUCE 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

or range
between

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Fawkner

Period-from

01 Oct 2022

to

30 Sep 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 BRUCE STREET FAWKNER VIC 3060	\$775,000	11-Oct-23
73 ARGYLE STREET FAWKNER VIC 3060	\$762,000	22-Aug-23
6 FAY STREET FAWKNER VIC 3060	\$770,000	25-Sep-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: 26 October 2023



3 BRUCE STREET FAWKNER VIC 3060

 3  1  3

Sold Price ^{RS} **\$775,000** ^{UN} Sold Date **11-Oct-23**

Distance **0.06km**



73 ARGYLE STREET FAWKNER VIC 3060

 3  1  2

Sold Price **\$762,000** Sold Date **22-Aug-23**

Distance **0.89km**



6 FAY STREET FAWKNER VIC 3060

 3  1  1

Sold Price ^{RS} **\$770,000** Sold Date **25-Sep-23**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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