

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

8 SANDRA AVENUE 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Fawkner

Period-from

01 May 2023

to

30 Apr 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

4 SHAW STREET FAWKNER VIC 3060	\$805,000	16-Mar-24
6 HEDLEY STREET FAWKNER VIC 3060	\$835,000	25-Nov-23
29 JEANINE CRESCENT FAWKNER VIC 3060	\$915,000	11-Nov-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: 09 May 2024



4 SHAW STREET FAWKNER VIC 3060

Sold Price

^{RS} **\$805,000**

Sold Date **16-Mar-24**

 4  2  2

Distance **0.24km**



6 HEDLEY STREET FAWKNER VIC 3060

Sold Price

^{RS} **\$835,000**

Sold Date **25-Nov-23**

 4  1  1

Distance **0.28km**



29 JEANINE CRESCENT FAWKNER VIC 3060

Sold Price

\$915,000

Sold Date **11-Nov-23**

 4  2  2

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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