

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 88 Jukes Road, Fawkner Vic 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$790,000

Median sale price

Median price \$755,000 Property Type House Suburb Fawkner

Period - From 01/07/2023 to 30/09/2023 Source REIV

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 six 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
1	3 Bruce St FAWKNER 3060	\$775,000	11/10/2023
2	16 Beccles St FAWKNER 3060	\$745,000	16/09/2023
3	7 Link Pde FAWKNER 3060	\$742,000	28/06/2023

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 six months.~~

This Statement of Information was prepared on: 23/10/2023 11:34

**Rooms:** 4**Property Type:** House**Land Size:** 588 approx sqm
approx

Agent Comments

Comparable Properties

**3 Bruce St FAWKNER 3060 (REI)**

Agent Comments

**Price:** \$775,000**Method:** Sold Before Auction**Date:** 11/10/2023**Property Type:** House (Res)**Land Size:** 620 sqm approx**16 Beccles St FAWKNER 3060 (REI)**

Agent Comments

**Price:** \$745,000**Method:** Auction Sale**Date:** 16/09/2023**Property Type:** House (Res)**Land Size:** 592 sqm approx**7 Link Pde FAWKNER 3060 (REI/VG)**

Agent Comments

**Price:** \$742,000**Method:** Private Sale**Date:** 28/06/2023**Property Type:** House (Res)**Land Size:** 589 sqm approx