

# 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

21 Winn Grove 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

\$650,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$668,750

Property type

House

Suburb

Fawkner

Period-from

01 Sep 2018

to

31 Aug 2019

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

6 Allan Street Fawkner VIC 3060	\$680,000	13-Apr-19
40 William Street Fawkner VIC 3060	\$690,000	06-Jul-19
7 Jelf Court Fawkner VIC 3060	\$685,000	08-Jun-19

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: 16 September 2019

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**6 Allan Street Fawkner VIC 3060**

Sold Price **\$680,000** Sold Date **13-Apr-19**

 3  1  1

Distance **0.32km**



**40 William Street Fawkner VIC 3060**

Sold Price <sup>RS</sup> **\$690,000** Sold Date **06-Jul-19**

 1  1  1

Distance **0.61km**



**7 Jelf Court Fawkner VIC 3060**

Sold Price **\$685,000** Sold Date **08-Jun-19**

 3  1  1

Distance **0.95km**

RS = Recent sale      UN = Undisclosed Sale

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