

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 BROOKS 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,500

Property type

House

Suburb

Fawkner

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 ALVA COURT FAWKNER VIC 3060	\$760,000	29-Apr-25
6 BOSTON STREET FAWKNER VIC 3060	\$830,000	22-Feb-25
22 JUKES ROAD FAWKNER VIC 3060	\$796,000	12-Apr-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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1 ALVA COURT FAWKNER VIC
3060

 3  1  2

Sold Price

^{RS} 760000

Sold Date 29-Apr-25

Distance 1.89km



6 BOSTON STREET FAWKNER VIC
3060

 3  1  2

Sold Price

830000

Sold Date 22-Feb-25

Distance 1.08km



22 JUKES ROAD FAWKNER VIC
3060

 3  1  2

Sold Price

796000

Sold Date 12-Apr-25

Distance 0.56km

RS = Recent sale UN = Undisclosed Sale

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