

# 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 14 McDougall Street, Fawkner, VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$935,000

### Median sale price

Median price \$777,500 Property Type House Suburb Fawkner (3060)

Period - From 01/08/2023 to 31/07/2024 Source CoreLogic

### Comparable property sales

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
13 VALENCIA STREET, GLENROY VIC 3046	\$900,000	26/03/2024
44 SADIE STREET, GLENROY VIC 3046	\$905,000	04/06/2024
36 Volga Street Hadfield	\$895,000	13/04/2024

This Statement of Information was prepared on: 09/08/2024