

# 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

33 Wurruk Street, Fawkner Vic 3060

### Indicative selling price

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

Range between

\$705,000

&

\$725,000

### Median sale price

Median price

\$800,000

Property Type

House

Suburb

Fawkner

Period - From

01/10/2023

to

31/12/2023

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	98 Major Rd FAWKNER 3060	\$748,000	28/10/2023
2	12 Yungera St FAWKNER 3060	\$710,000	24/02/2024
3	2 Marlborough St FAWKNER 3060	\$692,300	06/10/2023

**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:

05/03/2024 11:48



3   1   1

**Rooms:** 5

**Property Type:** House

**Land Size:** 614 sqm approx

Agent Comments

## Comparable Properties

**98 Major Rd FAWKNER 3060 (REI)**

Agent Comments

3   1   2

**Price:** \$748,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 599 sqm approx



**12 Yungera St FAWKNER 3060 (REI)**

Agent Comments

4   2   2

**Price:** \$710,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**2 Marlborough St FAWKNER 3060 (REI)**

Agent Comments

3   1   4

**Price:** \$692,300

**Method:** Private Sale

**Date:** 06/10/2023

**Property Type:** House

**Land Size:** 700 sqm approx