

## 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

1/11 BROCKLEY ROAD FAWKNER VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$639,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/20 DENYS STREET FAWKNER VIC 3060	\$660,000	08-Jul-23

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: 26 September 2023

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**1/20 DENYS STREET FAWKNER  
VIC 3060**

 3  1  1

Sold Price

**\$660,000**

Sold Date

**08-Jul-23**

Distance

**1.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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