

## 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

2/10 VICTORY 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) (\*Delete single price or range as applicable)

Single Price

\$589,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Aug 2023

to

31 Jul 2024

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

1/6 PITT STREET FAWKNER VIC 3060

\$621,000

04-May-24

3/114A MAJOR ROAD FAWKNER VIC 3060

\$530,000

07-Aug-24

2/2 UNDERA COURT FAWKNER VIC 3060

\$550,000

26-Mar-24

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.~~

This Statement of Information was prepared on: 19 August 2024



**1/6 PITT STREET FAWKNER VIC 3060**

2 1 1

Sold Price <sup>RS</sup> **\$621,000** Sold Date **04-May-24**

Distance **0.72km**



**3/114A MAJOR ROAD FAWKNER VIC 3060**

2 1 1

Sold Price <sup>RS</sup> **\$530,000** Sold Date **07-Aug-24**

Distance **1.03km**



**2/2 UNDERA COURT FAWKNER VIC 3060**

2 1 1

Sold Price **\$550,000** Sold Date **26-Mar-24**

Distance **0.93km**

RS = Recent sale      UN = Undisclosed Sale

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