

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

3/11 BIRCHWOOD 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

\$570,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Feb 2024

to

31 Jan 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

1/34 BUNGAY STREET FAWKNER VIC 3060	\$600,000	16-Dec-24
3/180 ANDERSON ROAD FAWKNER VIC 3060	\$600,000	05-Oct-24
2/31 PALMER STREET FAWKNER VIC 3060	\$560,000	11-Sep-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: 13 February 2025



**1/34 BUNGAY STREET FAWKNER
VIC 3060**

 2  1  1

Sold Price

\$600,000

Sold Date

16-Dec-24

Distance

0.62km



**3/180 ANDERSON ROAD
FAWKNER VIC 3060**

 2  2  1

Sold Price

Sold Date

05-Oct-24

Distance

0.39km



**2/31 PALMER STREET FAWKNER
VIC 3060**

 2  2  1

Sold Price

\$560,000

Sold Date

11-Sep-24

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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