

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

3/42 HEDLEY 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Oct 2021

to

30 Sep 2022

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

2/116 JUKES ROAD FAWKNER VIC 3060

\$525,000

28-Jun-22

2/17 SHIRLEY STREET FAWKNER VIC 3060

\$540,000

27-Sep-22

2/14-16 PRESTON STREET FAWKNER VIC 3060

\$560,000

08-Oct-22

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: 18 October 2022



2/116 JUKES ROAD FAWKNER VIC 3060

Sold Price

\$525,000

Sold Date

28-Jun-22

2

2

1

Distance

1.17km



2/17 SHIRLEY STREET FAWKNER VIC 3060

Sold Price

^{RS} **\$540,000**

Sold Date

27-Sep-22

2

2

1

Distance

1.22km



2/14-16 PRESTON STREET FAWKNER VIC 3060

Sold Price

^{RS} **\$560,000**

Sold Date

08-Oct-22

2

2

1

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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