

## 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

44C Queens Parade 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

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Jul 2020

to

30 Jun 2021

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

2/112 Lorne Street Fawkner VIC 3060	\$705,700	17-Jun-21
1/13 Bonwick Street Fawkner VIC 3060	\$669,000	16-Jul-21
33A Hudson Street Fawkner VIC 3060	\$685,000	21-Jan-21

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: 29 July 2021



**2/112 Lorne Street Fawkner VIC 3060**

 3  2  1

Sold Price

<sup>RS</sup> **\$705,700**

Sold Date

**17-Jun-21**

Distance

**0.44km**



**1/13 Bonwick Street Fawkner VIC 3060**

 3  2  1

Sold Price

<sup>RS</sup> **\$669,000**

Sold Date

**16-Jul-21**

Distance

**1.61km**



**33A Hudson Street Fawkner VIC 3060**

 3  2  2

Sold Price

**\$685,000**

Sold Date

**21-Jan-21**

Distance

**1.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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