

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

33A MAJOR ROAD 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Commercial

Suburb

Fawkner

Period-from

01 Dec 2023

to

30 Nov 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

2/13 OLIVER COURT FAWKNER VIC 3060	\$605,000	21-Nov-24
1/28 SHIRLEY STREET FAWKNER VIC 3060	\$615,000	22-Jul-24
160 MCBRYDE STREET FAWKNER VIC 3060	\$632,500	07-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: 11 December 2024

**2/13 OLIVER COURT FAWKNER
VIC 3060**

3 2 1

Sold Price

\$605,000Sold Date **21-Nov-24**Distance **2.18km****1/28 SHIRLEY STREET FAWKNER
VIC 3060**

3 1 2

Sold Price

\$615,000Sold Date **22-Jul-24**Distance **1.15km****160 MCBRYDE STREET FAWKNER
VIC 3060**

3 1 1

Sold Price

^{RS}**\$632,500**Sold Date **07-Sep-24**Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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