

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

1/25 BRUCE 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Other

Suburb

Fawkner

Period-from

01 May 2023

to

30 Apr 2024

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

10/109 MAJOR ROAD FAWKNER VIC 3060	\$585,000	09-Feb-24
5/109 MAJOR ROAD FAWKNER VIC 3060	\$595,000	13-Nov-23
2A SHAW STREET FAWKNER VIC 3060	\$595,000	19-Jan-24

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: 10 May 2024



**10/109 MAJOR ROAD FAWKNER
VIC 3060**

 3  1  1

Sold Price

\$585,000

Sold Date **09-Feb-24**

Distance **0.88km**



**5/109 MAJOR ROAD FAWKNER
VIC 3060**

 3  1  1

Sold Price

\$595,000

Sold Date **13-Nov-23**

Distance **0.86km**



**2A SHAW STREET FAWKNER VIC
3060**

 3  2  1

Sold Price

Sold Date **19-Jan-24**

Distance **1.78km**

RS = Recent sale **UN** = Undisclosed Sale

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