

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

2/37 MARLBOROUGH 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Nov 2021

to

31 Oct 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

1/151 MCBRYDE STREET FAWKNER VIC 3060

\$690,000

09-Jun-22

1/39 LANIGAN STREET FAWKNER VIC 3060

\$650,000

24-Aug-22

5/116 JUKES ROAD FAWKNER VIC 3060

\$650,000

07-Jun-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: 24 November 2022



1/151 MCBRYDE STREET FAWKNER VIC 3060 Sold Price **\$690,000** Sold Date **09-Jun-22**

3 3 2

Distance **1.73km**



1/39 LANIGAN STREET FAWKNER VIC 3060 Sold Price ^{RS} **\$650,000** Sold Date **24-Aug-22**

3 1 2

Distance **2.16km**



5/116 JUKES ROAD FAWKNER VIC 3060 Sold Price **\$650,000** Sold Date **07-Jun-22**

3 2 2

Distance **1.96km**

RS = Recent sale UN = Undisclosed Sale

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