

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

2/23 SHIRLEY 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

\$592,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Feb 2023

to

31 Jan 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

5/109 MAJOR ROAD FAWKNER VIC 3060	\$595,000	13-Nov-23
10/109 MAJOR ROAD FAWKNER VIC 3060	\$585,000	09-Feb-24
22 LYNCH ROAD FAWKNER VIC 3060	\$620,000	17-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: 16 February 2024



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

 3  1  1

Sold Price **\$595,000** Sold Date **13-Nov-23**

Distance **0.46km**



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

 3  1  1

Sold Price ^{RS} **\$585,000** Sold Date **09-Feb-24**

Distance **0.48km**



**22 LYNCH ROAD FAWKNER VIC
3060**

 3  1  1

Sold Price ^{RS} **\$620,000** Sold Date **17-Jan-24**

Distance **1.4km**

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

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