

## 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

3/11 BIRCHWOOD STREET 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

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

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

2/10 VICTORY STREET FAWKNER VIC 3060	580000	31-Aug-24
2/31 PALMER STREET FAWKNER VIC 3060	560000	11-Sep-24
3/180 ANDERSON ROAD FAWKNER VIC 3060	600000	05-Oct-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: 09 December 2024



**2/10 VICTORY STREET FAWKNER  
 VIC 3060**

 2  1  2

Sold Price

**580000**

Sold Date **31-Aug-24**

Distance **1.59km**



**2/31 PALMER STREET FAWKNER  
 VIC 3060**

 2  2  1

Sold Price

**560000**

Sold Date **11-Sep-24**

Distance **0.41km**



**3/180 ANDERSON ROAD  
 FAWKNER VIC 3060**

 2  2  1

Sold Price

<sup>RS</sup> **600000**

Sold Date **05-Oct-24**

Distance **0.39km**

RS = Recent sale      UN = Undisclosed Sale

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