

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

3/66 Queens Parade 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$759,000

Property type

Other

Suburb

Fawkner

Period-from

01 Sep 2020

to

31 Aug 2021

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

3/14 Yungera Street Fawkner VIC 3060	\$642,000	23-Sep-21
2/14 Princess Street Fawkner VIC 3060	\$600,000	14-Jul-21
3/85 Queens Parade Fawkner VIC 3060	\$590,000	25-Jun-21

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: 27 September 2021



3/14 Yungera Street Fawkner VIC 3060

 2  2  1

Sold Price

^{RS} **\$642,000**

Sold Date

23-Sep-21

Distance

0.52km



2/14 Princess Street Fawkner VIC 3060

 2  1  1

Sold Price

^{RS} **\$600,000**

Sold Date

14-Jul-21

Distance

0.08km



3/85 Queens Parade Fawkner VIC 3060

 2  1  1

Sold Price

\$590,000

Sold Date

25-Jun-21

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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