

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

3/13 Bonwick Street, Fawkner Vic 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$630,000

Median sale price

Median price \$567,500

Property Type Unit

Suburb Fawkner

Period - From 01/10/2022

to 31/12/2022

Source REIV

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 six 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	2/37 Marlborough St FAWKNER 3060	\$650,000	09/12/2022
2	2b Sutherland St HADFIELD 3046	\$620,000	02/11/2022
3	1/37 North St HADFIELD 3046	\$595,000	16/11/2022

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 six months.~~

This Statement of Information was prepared on:

16/01/2023 12:04



3 2 1

Property Type: Villa

Agent Comments

Indicative Selling Price

\$600,000 - \$630,000

Median Unit Price

December quarter 2022: \$567,500

Comparable Properties



2/37 Marlborough St FAWKNER 3060 (REI)

Agent Comments

3 2 2

Price: \$650,000

Method: Sold Before Auction

Date: 09/12/2022

Property Type: Villa



2b Sutherland St HADFIELD 3046 (REI)

Agent Comments

3 1 -

Price: \$620,000

Method: Sold Before Auction

Date: 02/11/2022

Property Type: Villa

Land Size: 222 sqm approx



1/37 North St HADFIELD 3046 (REI)

Agent Comments

3 1 1

Price: \$595,000

Method: Sold Before Auction

Date: 16/11/2022

Property Type: Villa

Account - Love & Co