

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	18 Emma Street, Fawkner, VIC 3060
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$850,000	&	\$930,000
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Median sale price

Median price	\$780,000	Property Type	House	Suburb	Fawkner (3060)
Period - From	01/02/2023	to	31/08/2024	Source	Corelogic

Comparable property sales

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
41 QUEENS PARADE, FAWKNER VIC 3060	\$860,000	27/08/2024
6 FREDERICK STREET, FAWKNER VIC 3060	\$865,000	06/07/2024
90 GOWRIE STREET, GLENROY VIC 3046	\$930,000	24/08/2024

This Statement of Information was prepared on: 07/09/2024