

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

2/36 BRUCE 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Jul 2021

to

30 Jun 2022

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

3/54 MCBRYDE STREET FAWKNER VIC 3060	\$570,000	20-Apr-22
2/13 OLIVER COURT FAWKNER VIC 3060	\$575,000	20-Apr-22
10/10 DERBY STREET FAWKNER VIC 3060	\$560,000	19-Feb-22

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: 13 July 2022



3/54 MCBRYDE STREET FAWKNER VIC 3060 Sold Price ^{RS} **\$570,000** Sold Date **20-Apr-22**

 2  1  1

Distance **0.66km**



2/13 OLIVER COURT FAWKNER VIC 3060 Sold Price **\$575,000** Sold Date **20-Apr-22**

 2  2  1

Distance **2.29km**



10/10 DERBY STREET FAWKNER VIC 3060 Sold Price **\$560,000** Sold Date **19-Feb-22**

 2  1  2

Distance **1.15km**

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

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