

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

3/18 Maher 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

or range
between

\$525,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Mar 2020

to

28 Feb 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

4/31 Palmer Street Fawkner VIC 3060	\$500,000	19-Feb-21
2/158 Lorne Street Fawkner VIC 3060	\$560,000	14-Jan-21
5/134 Lorne Street Fawkner VIC 3060	\$510,000	10-Nov-20

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: 02 March 2021



4/31 Palmer Street Fawkner VIC 3060

2 1 -

Sold Price

^{RS}

\$500,000

Sold Date

19-Feb-21

Distance

1.07km



2/158 Lorne Street Fawkner VIC 3060

2 1 1

Sold Price

\$560,000

Sold Date

14-Jan-21

Distance

1.24km



5/134 Lorne Street Fawkner VIC 3060

2 1 1

Sold Price

\$510,000

Sold Date

10-Nov-20

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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