

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

11 Derby 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Jul 2020

to

30 Jun 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

2 Chester Court Fawkner VIC 3060	\$885,000	27-Mar-21
16 Bonwick Street Fawkner VIC 3060	\$866,000	27-Mar-21
9 Maher Street Fawkner VIC 3060	\$855,000	17-May-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: 12 July 2021



2 Chester Court Fawkner VIC 3060 Sold Price **\$885,000** Sold Date **27-Mar-21**

4 1 4

Distance **0.32km**



16 Bonwick Street Fawkner VIC 3060 Sold Price ^{RS} **\$866,000** Sold Date **27-Mar-21**

2 1 1

Distance **1.64km**



9 Maher Street Fawkner VIC 3060 Sold Price **\$855,000** Sold Date **17-May-21**

3 1 2

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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