

## 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

3/11 WYUNA STREET FAWKNER VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$625,000

&

\$675,000

### 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

13A QUEENS PARADE FAWKNER VIC 3060	\$645,000	04-Mar-22
1/7 MINONA STREET FAWKNER VIC 3060	\$667,000	02-Apr-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: 12 July 2022



**13A QUEENS PARADE FAWKNER  
VIC 3060**

Sold Price

**\$645,000**

Sold Date

**04-Mar-22**



3



1



2

Distance

**0.88km**



**1/7 MINONA STREET FAWKNER  
VIC 3060**

Sold Price

**\$667,000**

Sold Date

**02-Apr-22**



3



1



1

Distance

**1.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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