

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	16A Preston Street, Fawkner, VIC 3060
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$735,000
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Median sale price

Median price	\$610,000	Property Type	Townhouse	Suburb	Fawkner (3060)
Period - From	01/08/2023	to	31/07/2024	Source	Corelogic

Comparable property sales

A These are two 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
55 GIBSON STREET, BROADMEADOWS VIC 3047	\$710,000	23/05/2024
5 Alimia Rise Lalor	\$705,000	18/04/2024

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 six months.

This Statement of Information was prepared on:	09/08/2024
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