## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

7 Shirley Street, Fawkner Vic 3060
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#### Indicative selling price

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

Range between \$500,000 & \$550,0
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### Median sale price

Median price	\$580,500	Pro	perty Type U	nit		Suburb	Fawkner
Period - From	01/04/2022	to	30/06/2022	So	urce	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

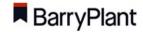
Add	dress of comparable property	Price	Date of sale
1	2c Hood Cr FAWKNER 3060	\$590,000	26/05/2022
2	5/30 Rodings St HADFIELD 3046	\$520,000	12/07/2022
3	1/77 Box Forest Rd HADFIELD 3046	\$505,000	12/08/2022

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/09/2022 10:16









Property Type: Townhouse

**Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** June quarter 2022: \$580,500

## Comparable Properties

2c Hood Cr FAWKNER 3060 (REI/VG)

Price: \$590,000 Method: Auction Sale Date: 26/05/2022

Property Type: Townhouse (Res) Land Size: 180 sqm approx

**Agent Comments** 



5/30 Rodings St HADFIELD 3046 (REI)

Price: \$520,000 Method: Private Sale Date: 12/07/2022

Property Type: Townhouse (Single)

Agent Comments



1/77 Box Forest Rd HADFIELD 3046 (REI)



Price: \$505.000 Method: Private Sale Date: 12/08/2022

Rooms: 4

Property Type: Townhouse (Res) Land Size: 214 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 94605066 | F: 03 94605100



