

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

2/17 Shirley Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$580,500

Property Type Unit

Suburb Fawkner

Period - From 01/04/2022

to 30/06/2022

Source 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	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 comparable properties 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



 2  2  1

Property Type: Townhouse
(Single)

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)

Agent Comments

 2  2  1

Price: \$590,000

Method: Auction Sale

Date: 26/05/2022

Property Type: Townhouse (Res)

Land Size: 180 sqm approx



5/30 Rodings St HADFIELD 3046 (REI)

Agent Comments

 2  2  1

Price: \$520,000

Method: Private Sale

Date: 12/07/2022

Property Type: Townhouse (Single)



1/77 Box Forest Rd HADFIELD 3046 (REI)

Agent Comments

 2  1  1

Price: \$505,000

Method: Private Sale

Date: 12/08/2022

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 214 sqm approx

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