

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

3/85 Queens Parade 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

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Fawkner

Period-from

01 May 2020

to

30 Apr 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

2/158 Lorne Street Fawkner VIC 3060	\$560,000	14-Jan-21
3/4 Edward Street Fawkner VIC 3060	\$535,000	12-Dec-20
18 Frederick Street Fawkner VIC 3060	\$550,000	06-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: 31 May 2021

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**2/158 Lorne Street Fawkner VIC 3060** 2  1  1

Sold Price

\$560,000

Sold Date

14-Jan-21

Distance

0.5km**3/4 Edward Street Fawkner VIC 3060** 3  2  1

Sold Price

\$535,000

Sold Date

12-Dec-20

Distance

1km**18 Frederick Street Fawkner VIC 3060** 3  2  2

Sold Price

^{RS} **\$550,000**

Sold Date

06-May-21

Distance

1.17km**RS** = Recent sale**UN** = Undisclosed Sale

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