

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

56 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,750

Property type

House

Suburb

Fawkner

Period-from

01 Oct 2021

to

30 Sep 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

8 WEMBLEY ROAD FAWKNER VIC 3060	\$806,500	08-Oct-22
15 WILSON STREET FAWKNER VIC 3060	\$697,500	17-Sep-22
4 MUTTON ROAD FAWKNER VIC 3060	\$760,000	04-Jun-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.~~

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8 WEMBLEY ROAD FAWKNER VIC 3060

Sold Price

^{RS}

\$806,500

Sold Date

08-Oct-22

3

2

2

Distance

0.28km



15 WILSON STREET FAWKNER VIC 3060

Sold Price

^{RS}

\$697,500

Sold Date

17-Sep-22

3

1

2

Distance

0.59km



4 MUTTON ROAD FAWKNER VIC 3060

Sold Price

\$760,000

Sold Date

04-Jun-22

3

1

3

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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