Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

| Property offered for sale | | | | | | | | | |
|---|-------------------------------------|--------------|------------|-----------|--------|--------|---------------|-----------|--|
| Address Including suburb and postcode | 28 EDWARD STREET, FAWKNER, VIC 3060 | | | | | | | | |
| Indicative selling p | | ic.gov.au/un | derquoting | g | | | | | |
| Single price | | or range | between | \$850,000 | | | & | \$880,000 | |
| Median sale price | | | | | | | | | |
| Median price | \$775,725 | Property | Туре Но | ouse | Suburb | FAWKN | IER, VIC 3060 | | |
| Period - From | 07/24 | to | 04/25 | | | Source | Corelogic | | |

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 BONWICK STREET FAWKNER VIC 3060 | \$707,500 | 24/07/24 |
| 17 MCDOUGALL STREET FAWKNER VIC 3060 | \$766,000 | 08/03/25 |
| 7 YUNGERA STREET FAWKNER VIC 3060 | \$750,000 | 24/12/24 |

| This Statement of Information was prepared on: | 21/04/2025 |
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