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	33 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	$1,100,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Fawkner
Period-from	01 May 2023	to	30 Apr 2024	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 MCMAHONS ROAD COBURG NORTH VIC 3058	$1,063,500	23-Mar-24
3A YUROKE STREET FAWKNER VIC 3060	$1,050,000	16-Feb-24
3B YUROKE STREET FAWKNER VIC 3060	$1,150,000	24-Jan-24

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: 12 May 2024