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	3/5 Shirley Street 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	$420,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$512,000	Property type	Unit	Suburb	Fawkner
Period-from	01 Apr 2020	to	31 Mar 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.

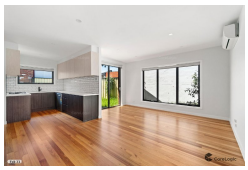
Address of comparable property	Price	Date of sale
3/14 Princess Street Fawkner VIC 3060	$487,000	26-Nov-20
4/31 Palmer Street Fawkner VIC 3060	$500,000	19-Feb-21
5/134 Lorne Street Fawkner VIC 3060	$510,000	10-Nov-20

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: 01 April 2021

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3/14 Princess Street Fawkner VIC 3060

2 1 1

Sold Price RS **$487,000** Sold Date **26-Nov-20**

Distance **1.66km**



4/31 Palmer Street Fawkner VIC 3060

2 1 -

Sold Price RS **$500,000** Sold Date **19-Feb-21**

Distance **1.08km**



5/134 Lorne Street Fawkner VIC 3060

2 1 1

Sold Price **$510,000** Sold Date **10-Nov-20**

Distance **1.27km**

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

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