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	5 DISNEY 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$760,000	Property type	House	Suburb	Fawkner
Period-from	01 Aug 2022	to	31 Jul 2023	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
33 PRESTON STREET FAWKNER VIC 3060	$742,500	15-Jul-23
1 WILLIAM STREET FAWKNER VIC 3060	$757,000	04-Mar-23

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: 14 August 2023

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33 PRESTON STREET FAWKNER VIC 3060

4 1 4

Sold Price RS **$742,500** Sold Date **15-Jul-23**

Distance **0.49km**



1 WILLIAM STREET FAWKNER VIC 3060

3 1 3

Sold Price **$757,000** Sold Date **04-Mar-23**

Distance **0.89km**

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

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