

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode

1/3 Edward Street, Fawkner Vic 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price \$700,000

\$750,000

### Median sale price

Median price \$579,500

Property type Unit

Suburb Fawkner

Period - From Oct 2023

to

Dec 2023

Source Pricefinder

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 2/14 Lynch Road, Fawkner	\$750,000	18/12/2023
2. 2/3-5 Jukes Road, Fawkner	\$725,000	13/10/2023

This Statement of Information was prepared on:

3<sup>rd</sup> April 2024