

## 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

1/8 QUEENS PARADE 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

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Feb 2023

to

31 Jan 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1/24 MCBRYDE STREET FAWKNER VIC 3060 | \$600,000 | 27-Nov-23 |
| 2/56 MCBRYDE STREET FAWKNER VIC 3060 | \$590,000 | 09-Nov-23 |
| 22A LYNCH ROAD FAWKNER VIC 3060      | \$590,000 | 07-Sep-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: 22 February 2024



**1/24 MCBRYDE STREET FAWKNER VIC 3060** Sold Price **\$600,000** Sold Date **27-Nov-23**

2 1 1

Distance **0.41km**



**2/56 MCBRYDE STREET FAWKNER VIC 3060** Sold Price **\$590,000** Sold Date **09-Nov-23**

2 1 1

Distance **0.64km**



**22A LYNCH ROAD FAWKNER VIC 3060** Sold Price Sold Date **07-Sep-23**

2 1 1

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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