

## 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

18A KATHRYN 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

or range  
between

\$460,000

&

\$500,000

### 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

2/23 ELSA STREET FAWKNER VIC 3060	\$520,000	18-Dec-23
2/34 MARGARET STREET FAWKNER VIC 3060	\$512,000	13-Dec-23
4/17 MAHER STREET FAWKNER VIC 3060	\$510,000	15-Dec-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: 09 May 2024



**2/23 ELSA STREET FAWKNER VIC 3060** Sold Price **\$520,000** Sold Date **18-Dec-23**  
Distance **1.86km**

 2  1  -



**2/34 MARGARET STREET FAWKNER VIC 3060** Sold Price **\$512,000** Sold Date **13-Dec-23**  
Distance **1.17km**

 2  1  1



**4/17 MAHER STREET FAWKNER VIC 3060** Sold Price <sup>RS</sup> **\$510,000** Sold Date **15-Dec-23**  
Distance **1.49km**

 2  1  1

RS = Recent sale      UN = Undisclosed Sale

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