

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

2/23 ELSA 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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Dec 2022

to

30 Nov 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

1/10 MINONA STREET FAWKNER VIC 3060	\$551,000	18-Nov-23
2/56 MCBRYDE STREET FAWKNER VIC 3060	\$590,000	20-Nov-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: 04 December 2023

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**1/10 MINONA STREET FAWKNER
VIC 3060**

Sold Price

^{RS}

\$551,000

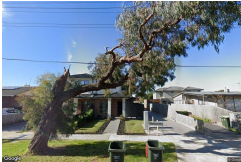
Sold Date

18-Nov-23

2 1 1

Distance

0.48km



**2/56 MCBRYDE STREET FAWKNER
VIC 3060**

Sold Price

^{RS}

\$590,000

Sold Date

20-Nov-23

2 1 1

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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