

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 SHIRLEY 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

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

3/22 SHIRLEY STREET FAWKNER VIC 3060	\$555,000	11-Oct-23
1/11 BROCKLEY ROAD FAWKNER VIC 3060	\$630,000	08-Oct-23
1/80 ARGYLE STREET FAWKNER VIC 3060	\$675,000	01-Jul-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: 06 February 2024

**3/22 SHIRLEY STREET FAWKNER
VIC 3060**

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Sold Price

\$555,000

Sold Date

11-Oct-23

Distance

0.08km**1/11 BROCKLEY ROAD FAWKNER
VIC 3060**

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Sold Price

\$630,000

Sold Date

08-Oct-23

Distance

1.47km**1/80 ARGYLE STREET FAWKNER
VIC 3060**

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Sold Price

\$675,000

Sold Date

01-Jul-23

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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