

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2B WINN GROVE 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,500

Property type

Other

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 five kilometres of the property for sale in the last 18 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

1/45 BOUNDARY ROAD COBURG NORTH VIC 3058	\$835,000	15-Dec-23
23B DENYS STREET FAWKNER VIC 3060	\$770,000	14-Nov-23
1 BECCLES STREET FAWKNER VIC 3060	\$780,000	06-Dec-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 06 May 2024



**1/45 BOUNDARY ROAD COBURG
NORTH VIC 3058**

3 3 1

Sold Price

\$835,000

Sold Date

15-Dec-23

Distance

1.13km



**23B DENYS STREET FAWKNER VIC
3060**

3 2 2

Sold Price

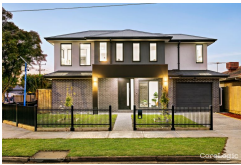
\$770,000

Sold Date

14-Nov-23

Distance

1.27km



**1 BECCLES STREET FAWKNER VIC
3060**

3 2 1

Sold Price

^{RS} **\$780,000**

Sold Date

06-Dec-23

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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