

## 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

3/22 SHIRLEY 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

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Sep 2022

to

31 Aug 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

2/180 ANDERSON ROAD FAWKNER VIC 3060	\$550,000	05-Sep-23
2/24 LEIGHTON CRESCENT FAWKNER VIC 3060	\$573,000	27-Apr-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: 12 September 2023



**2/180 ANDERSON ROAD  
FAWKNER VIC 3060**

 2  1  1

Sold Price <sup>RS</sup> **\$550,000** Sold Date **05-Sep-23**

Distance **0.91km**



**2/24 LEIGHTON CRESCENT  
FAWKNER VIC 3060**

 2  -  -

Sold Price **\$573,000** Sold Date **27-Apr-23**

Distance **1.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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