

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

3/23 Princess Street, Fawkner Vic 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$570,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Fawkner

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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 | 4/35 Princess St FAWKNER 3060 | \$560,000 | 13/11/2023 |
| 2 | 2/2 Undera Ct FAWKNER 3060 | \$550,000 | 05/04/2024 |
| 3 | 2/94 McBryde St FAWKNER 3060 | \$520,000 | 30/01/2024 |

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 six months.~~

This Statement of Information was prepared on:

09/05/2024 11:16



Rooms: 4
Property Type: Townhouse
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

March quarter 2024: \$615,000

Comparable Properties



4/35 Princess St FAWKNER 3060 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 13/11/2023
Property Type: Townhouse (Res)



2/2 Undera Ct FAWKNER 3060 (REI)

Agent Comments



Price: \$550,000
Method: Sold Before Auction
Date: 05/04/2024
Property Type: Townhouse (Res)



2/94 McBryde St FAWKNER 3060 (REI)

Agent Comments



Price: \$520,000
Method: Sold Before Auction
Date: 30/01/2024
Property Type: Townhouse (Res)
Land Size: 147 sqm approx

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