

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

3/75 WILLIAM 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Jan 2023

to

31 Dec 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

4/17 MAHER STREET FAWKNER VIC 3060	\$510,000	15-Dec-23
3/54 LEDGER AVENUE FAWKNER VIC 3060	\$550,500	06-Dec-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: 09 January 2024

**4/17 MAHER STREET FAWKNER
VIC 3060**

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Sold Price

^{RS}**\$510,000**

Sold Date

15-Dec-23

Distance

0.81km**3/54 LEDGER AVENUE FAWKNER
VIC 3060**

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Sold Price

^{RS}**\$550,500**

Sold Date

06-Dec-23

Distance

0.75km**2/56 MCBRYDE STREET FAWKNER
VIC 3060**

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Sold Price

^{RS}**\$590,000**

Sold Date

20-Nov-23

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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