

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 MAHER 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

\$585,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Oct 2022

to

30 Sep 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

2/18 WYMLET STREET FAWKNER VIC 3060	\$595,000	19-Jul-23
1/11 BROCKLEY ROAD FAWKNER VIC 3060	\$630,000	12-Oct-23
1/38 EDWARD STREET FAWKNER VIC 3060	\$631,000	16-Sep-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: 20 October 2023

**2/18 WYMLET STREET FAWKNER
VIC 3060**

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Sold Price

^{RS} **\$595,000**

Sold Date

19-Jul-23

Distance

0.97km**1/11 BROCKLEY ROAD FAWKNER
VIC 3060**

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Sold Price

^{RS} **\$630,000**

Sold Date

12-Oct-23

Distance

1.32km**1/38 EDWARD STREET FAWKNER
VIC 3060**

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Sold Price

^{RS} **\$631,000**

Sold Date

16-Sep-23

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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