

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

33 Wurruk Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$800,000 Property Type House Suburb Fawkner

Period - From 01/10/2023 to 31/12/2023 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	32 Bungay St FAWKNER 3060	\$680,000	02/09/2023
2	205 Mcbryde St FAWKNER 3060	\$670,000	26/08/2023
3	108 Anderson Rd FAWKNER 3060	\$650,000	08/12/2023

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:

25/01/2024 14:51



Rooms: 5
Property Type: House
Land Size: 614 sqm approx
Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median House Price

December quarter 2023: \$800,000

Comparable Properties



32 Bungay St FAWKNER 3060 (REI)

Agent Comments



Price: \$680,000
Method: Auction Sale
Date: 02/09/2023
Rooms: 5
Property Type: House (Res)
Land Size: 585 sqm approx



205 McBryde St FAWKNER 3060 (REI)

Agent Comments



Price: \$670,000
Method: Sold Before Auction
Date: 26/08/2023
Property Type: House (Res)
Land Size: 540 sqm approx



108 Anderson Rd FAWKNER 3060 (REI)

Agent Comments



Price: \$650,000
Method: Sold Before Auction
Date: 08/12/2023
Property Type: House (Res)
Land Size: 584 sqm approx