

## 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

4/17 MAHER 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

\$485,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Nov 2022

to

31 Oct 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

4/57 MURRAY STREET FAWKNER VIC 3060	\$510,000	24-Aug-23
5/57 MURRAY STREET FAWKNER VIC 3060	\$510,000	24-Aug-23
1/57 MURRAY STREET FAWKNER VIC 3060	\$510,000	24-Aug-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: 21 November 2023

Jayden Manno

M 0421 736 736

E jayden.manno@sunbury.rh.com.au



**4/57 MURRAY STREET FAWKNER  
VIC 3060**

2 1 1

Sold Price

**\$510,000**

Sold Date **24-Aug-23**

Distance **0.09km**



**5/57 MURRAY STREET FAWKNER  
VIC 3060**

2 1 1

Sold Price

Sold Date **24-Aug-23**

Distance **0.09km**



**1/57 MURRAY STREET FAWKNER  
VIC 3060**

2 1 1

Sold Price

Sold Date **24-Aug-23**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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