

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

4/8-10 Tabilk 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

\$439,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Oct 2018

to

30 Sep 2019

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

4/65-67 Argyle Street Fawkner VIC 3060	\$430,000	23-Aug-19
11/114A Major Road Fawkner VIC 3060	\$455,000	18-Oct-19
4/7 Alva Court Fawkner VIC 3060	\$452,000	08-Jun-19

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: 29 October 2019



4/65-67 Argyle Street Fawkner VIC 3060

Sold Price

^{RS}

\$430,000

Sold Date

23-Aug-19

 2

 1

 1

Distance

0.48km



11/114A Major Road Fawkner VIC 3060

Sold Price

\$455,000

Sold Date

18-Oct-19

 2

 1

 1

Distance

0.89km



4/7 Alva Court Fawkner VIC 3060

Sold Price

\$452,000

Sold Date

08-Jun-19

 2

 2

 1

Distance

2.42km

RS = Recent sale

UN = Undisclosed Sale

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