

## 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

2/1070 Sydney Road 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

\$399,900

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Mar 2020

to

28 Feb 2021

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 1/1070 Sydney Road Fawkner VIC 3060 | \$439,000 | 17-Nov-20 |
| 6/10 Derby Street Fawkner VIC 3060  | \$435,000 | 19-Dec-20 |
| 18 Maher Street Fawkner VIC 3060    | \$385,000 | 27-Nov-20 |

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: 11 March 2021



**1/1070 Sydney Road Fawkner VIC 3060**

Sold Price

**\$439,000**

Sold Date **17-Nov-20**

 2  1  1

Distance **0.01km**



**6/10 Derby Street Fawkner VIC 3060**

Sold Price

**\$435,000**

Sold Date **19-Dec-20**

 2  1  1

Distance **0.92km**



**18 Maher Street Fawkner VIC 3060**

Sold Price

<sup>RS</sup> **\$385,000**

Sold Date **27-Nov-20**

 2  1  1

Distance **1.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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