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

1/2 Tyson Street, Fawkner Vic 3060

Indicative selling price

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

Range between $530,000 & $580,000

Median sale price

| Median price | $630,000 | Property Type | Unit | Suburb | Fawkner |
| Period - From | 01/01/2021 | to | 31/03/2021 | 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	3/5 Shirley St FAWKNER 3060	$506,000	15/05/2021
2	2/3 Brian St FAWKNER 3060	$587,500	27/03/2021
3	148 Jukes Rd FAWKNER 3060	$527,000	14/12/2020

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: 29/05/2021 17:30

CONSUMER AFFAIRS VICTORIA

Stockdale & Leggo

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🛏 **2** 🛁 **1** 🚗 **1**

Rooms: 5
Property Type: Unit
Land Size: 281 sqm approx

Agent Comments

Indicative Selling Price
$530,000 - $580,000
Median Unit Price
March quarter 2021: $630,000

Comparable Properties

3/5 Shirley St FAWKNER 3060 (REI)

🛏 **2** 🛁 **1** 🚗 **1**

Price: $506,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Unit

Agent Comments

2/3 Brian St FAWKNER 3060 (REI)

🛏 **3** 🛁 **1** 🚗 **1**

Price: $587,500
Method: Auction Sale
Date: 27/03/2021
Property Type: Unit
Land Size: 175 sqm approx

Agent Comments

SOLD OFF MARKET

148 Jukes Rd FAWKNER 3060 (REI)

🛏 **3** 🛁 **1** 🚗 **1**

Price: $527,000
Method: Private Sale
Date: 14/12/2020
Property Type: Unit

Agent Comments