

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

9/10 Derby 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

or range
between

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Nov 2020

to

31 Oct 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

2/8 Bruce Street Fawkner VIC 3060	\$465,000	13-Aug-21
1/116 Lynch Road Fawkner VIC 3060	\$467,000	08-May-21
2/1 Clara Street Fawkner VIC 3060	\$420,000	11-Aug-21

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: 12 November 2021



2/8 Bruce Street Fawkner VIC 3060 Sold Price **\$465,000** Sold Date **13-Aug-21**
 Distance **0.95km**
 2 1 1



1/116 Lynch Road Fawkner VIC 3060 Sold Price **\$467,000** Sold Date **08-May-21**
 Distance **1.29km**
 2 1 1



2/1 Clara Street Fawkner VIC 3060 Sold Price **\$420,000** Sold Date **11-Aug-21**
 Distance **1.37km**
 2 1 1

RS = Recent sale UN = Undisclosed Sale

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