

## 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

1/8-10 Tabilk 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

\$519,000

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

7/988 Sydney Road Coburg North VIC 3058	\$511,000	24-May-19
2/26 Bonwick Street Fawkner VIC 3060	\$520,000	09-May-19
3/26 Bonwick Street Fawkner VIC 3060	\$505,000	23-May-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: 19 October 2019



**7/988 Sydney Road Coburg North VIC 3058**

Sold Price

**\$511,000**

Sold Date

**24-May-19**

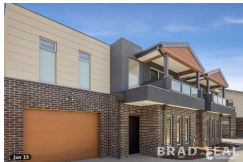
 2

 2

 1

Distance

**0.78km**



**2/26 Bonwick Street Fawkner VIC 3060**

Sold Price

**\$520,000**

Sold Date

**09-May-19**

 2

 2

 1

Distance

**1.21km**



**3/26 Bonwick Street Fawkner VIC 3060**

Sold Price

**\$505,000**

Sold Date

**23-May-19**

 2

 1

 1

Distance

**1.21km**

RS = Recent sale

UN = Undisclosed Sale

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