

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

2-2 Tyson Street, Fawkner Vic 3060

Indicative selling price

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

Single price

\$560,000

Median sale price

Median price

\$576,000

Property Type

Unit

Suburb

Fawkner

Period - From

01/01/2020

to

31/03/2020

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.

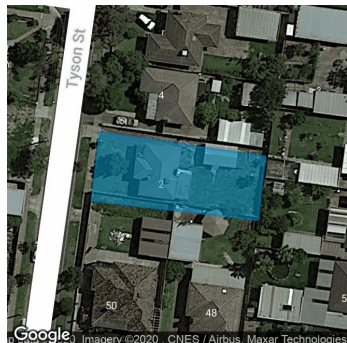
	Address of comparable property	Price	Date of sale
1	44a Queens Pde FAWKNER 3060	\$602,500	14/03/2020
2	64a William St FAWKNER 3060	\$588,000	09/04/2020
3	2/32 Percy St FAWKNER 3060	\$576,000	26/03/2020

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:

15/06/2020 18:37



3 2 2

Property Type: UNIT
Agent Comments

Indicative Selling Price
\$560,000
Median Unit Price
March quarter 2020: \$576,000

Comparable Properties

44a Queens Pde FAWKNER 3060 (REI/VG)

Agent Comments

3 2 1

Price: \$602,500
Method: Auction Sale
Date: 14/03/2020
Property Type: Townhouse (Res)
Land Size: 192 sqm approx



64a William St FAWKNER 3060 (REI/VG)

Agent Comments

3 2 1

Price: \$588,000
Method: Private Sale
Date: 09/04/2020
Property Type: Townhouse (Single)
Land Size: 147 sqm approx



2/32 Percy St FAWKNER 3060 (REI)

Agent Comments

3 2 1

Price: \$576,000
Method: Sold Before Auction
Date: 26/03/2020
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)