

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

2/7 Tabilk 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Dec 2020

to

30 Nov 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

3/30 Margaret Street Fawkner VIC 3060	\$510,000	16-Sep-21
4/30 Margaret Street Fawkner VIC 3060	\$510,000	19-Sep-21
2/1080 Sydney Road Fawkner VIC 3060	\$440,000	26-Jun-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: 19 December 2021



3/30 Margaret Street Fawkner VIC 3060

Sold Price

\$510,000

Sold Date

16-Sep-21

2

1

-

Distance

1.38km



4/30 Margaret Street Fawkner VIC 3060

Sold Price

Sold Date

19-Sep-21

2

-

-

Distance

1.38km



2/1080 Sydney Road Fawkner VIC 3060

Sold Price

\$440,000

Sold Date

26-Jun-21

2

2

1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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