

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

10 Baird 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$773,250

Property type

House

Suburb

Fawkner

Period-from

01 Oct 2020

to

30 Sep 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

80 William Street Fawkner VIC 3060	\$1,300,000	30-Jun-21
26 Maher Street Fawkner VIC 3060	\$1,206,000	22-May-21
54 Marlborough Street Fawkner VIC 3060	\$1,045,000	29-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: 25 October 2021



80 William Street Fawkner VIC 3060

 4  2  3

Sold Price

\$1,300,000

Sold Date

30-Jun-21

Distance

0.77km



26 Maher Street Fawkner VIC 3060

 3  1  1

Sold Price

\$1,206,000

Sold Date

22-May-21

Distance

0.94km



54 Marlborough Street Fawkner VIC 3060

 3  1  4

Sold Price

\$1,045,000

Sold Date

29-Jun-21

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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