

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

4/1070 Sydney Road 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

\$399,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Jun 2020

to

31 May 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

3/1070 Sydney Road Fawkner VIC 3060	\$400,000	18-Mar-21
1/1070 Sydney Road Fawkner VIC 3060	\$439,000	17-Nov-20
6/1070 Sydney Road Fawkner VIC 3060	\$407,525	16-Feb-21

OR

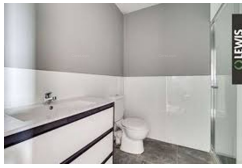
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 12 June 2021

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**3/1070 Sydney Road Fawkner VIC 3060**

Sold Price

\$400,000

Sold Date

18-Mar-21

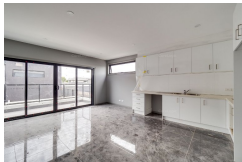
2

1

1

Distance

-

**1/1070 Sydney Road Fawkner VIC 3060**

Sold Price

\$439,000

Sold Date

17-Nov-20

2

1

1

Distance

0.01km**6/1070 Sydney Road Fawkner VIC 3060**

Sold Price

\$407,525

Sold Date

16-Feb-21

2

1

1

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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