

## 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

2/1084 SYDNEY ROAD FAWKNER VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$479,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Dec 2022

to

30 Nov 2023

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

3/1084 SYDNEY ROAD FAWKNER VIC 3060	\$479,000	05-Sep-23
4/23 PRINCESS STREET FAWKNER VIC 3060	\$487,000	31-Oct-23
9/848 SYDNEY ROAD COBURG NORTH VIC 3058	\$485,000	08-Sep-23

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.~~

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**3/1084 SYDNEY ROAD FAWKNER VIC 3060** Sold Price **\$479,000** Sold Date **05-Sep-23**

2 1 1

Distance **0km**



**4/23 PRINCESS STREET FAWKNER VIC 3060** Sold Price <sup>RS</sup> **\$487,000** Sold Date **31-Oct-23**

2 1 1

Distance **0.12km**



**9/848 SYDNEY ROAD COBURG NORTH VIC 3058** Sold Price **\$485,000** Sold Date **08-Sep-23**

2 1 1

Distance **1.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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