

3/26 Tucker Street, Fawkner Vic 3060

McGrath

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**Indicative Selling Price**

\$420,000 - \$460,000

**Median Unit Price**

Year ending December 2017: \$517,500



2 1 1

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 173 sqm approx

**Agent Comments**

## Comparable Properties

3/21 Middle St HADFIELD 3046 (REI)

**Agent Comments**

2 1 -

**Price:** \$460,000

**Method:** Private Sale

**Date:** 22/12/2017

**Rooms:** -

**Property Type:** Unit



3/9-11 Katoomba St HADFIELD 3046 (REI)

**Agent Comments**

2 1 1

**Price:** \$455,000

**Method:** Private Sale

**Date:** 16/01/2018

**Rooms:** 3

**Property Type:** Unit



1/1 Clara St FAWKNER 3060 (REI)

**Agent Comments**

2 1 1

**Price:** \$412,000

**Method:** Auction Sale

**Date:** 16/12/2017

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 206 sqm approx

## 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

3/26 Tucker Street, Fawkner Vic 3060

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000

&

\$460,000

#### Median sale price

Median price \$517,500

House

Unit

X

Suburb Fawkner

Period - From 01/01/2017

to

31/12/2017

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	3/21 Middle St HADFIELD 3046	\$460,000	22/12/2017
2	3/9-11 Katoomba St HADFIELD 3046	\$455,000	16/01/2018
3	1/1 Clara St FAWKNER 3060	\$412,000	16/12/2017

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.~~