

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

1/1082 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

or range
between

\$510,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,250

Property type

Unit

Suburb

Fawkner

Period-from

01 May 2024

to

30 Apr 2025

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

2/1084 SYDNEY ROAD FAWKNER VIC 3060

\$479,000

02-Jan-24

2/7 TABILK STREET FAWKNER VIC 3060

\$515,000

30-Sep-24

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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**2/1084 SYDNEY ROAD FAWKNER
VIC 3060**

Sold Price

\$479,000

Sold Date

02-Jan-24

2

1

1

Distance

0.02km



**2/7 TABILK STREET FAWKNER VIC
3060**

Sold Price

\$515,000

Sold Date

30-Sep-24

2

1

1

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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