

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

3/6 TABILK 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/94 MCBRYDE STREET FAWKNER VIC 3060	\$520,000	06-Feb-24
1/60 WILLIAM STREET FAWKNER VIC 3060	\$530,000	02-Dec-23
2/180 ANDERSON ROAD FAWKNER VIC 3060	\$550,000	24-Aug-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.~~

This Statement of Information was prepared on: 20 February 2024



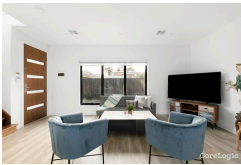
2/94 MCBRYDE STREET FAWKNER VIC 3060 Sold Price ^{RS} **\$520,000** Sold Date **06-Feb-24**
Distance **1.09km**

 2  1  1



1/60 WILLIAM STREET FAWKNER VIC 3060 Sold Price **\$530,000** Sold Date **02-Dec-23**
Distance **1.36km**

 2  1  -



2/180 ANDERSON ROAD FAWKNER VIC 3060 Sold Price **\$550,000** Sold Date **24-Aug-23**
Distance **2.22km**

 2  1  1

RS = Recent sale UN = Undisclosed Sale

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