

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Private Inspections Available

In compliance with the updated Government Guidelines and density limits, you must contact our listing agents to arrange your private inspection at the advertised time.

Your safety is our priority. Our agents will provide hand sanitiser at every inspection and follow the social distancing rules to protect all involved.

Updated Inspection Policies:

1. Bookings are essential prior to inspections
2. QR code must be scanned prior to entry
3. Masks must be worn, with a 1.5m social distancing rule
4. Please refrain from touching all surfaces

4/6 TABILK STREET, FAWKNER, VIC 3060



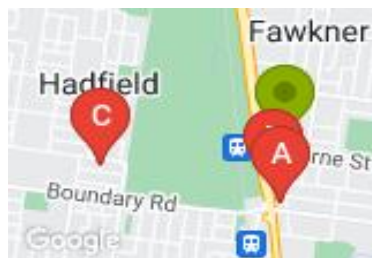
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$410,000 to \$451,000

Provided by: Ravi KC, Harcourts Rata & Co

MEDIAN SALE PRICE



FAWKNER, VIC, 3060

Suburb Median Sale Price (Unit)

\$590,000

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4/23 PRINCESS ST, FAWKNER, VIC 3060



Sale Price

\$487,000

Sale Date: 18/10/2023

Distance from Property: 432m



3/1084 SYDNEY RD, FAWKNER, VIC 3060



Sale Price

\$479,000

Sale Date: 05/09/2023

Distance from Property: 325m



104/15 SOUTH ST, HADFIELD, VIC 3046



Sale Price

\$410,000

Sale Date: 16/10/2023

Distance from Property: 1.2km



This report has been compiled on 12/02/2024 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

4/6 TABILK STREET, FAWKNER, VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$410,000 to \$451,000


Median sale price

Median price: \$590,000

Property type: Unit

Suburb: FAWKNER

Period: 01 January 2023 to 31 December 2023

Source: 

Comparable property sales

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
4/23 PRINCESS ST, FAWKNER, VIC 3060	\$487,000	18/10/2023
3/1084 SYDNEY RD, FAWKNER, VIC 3060	\$479,000	05/09/2023
104/15 SOUTH ST, HADFIELD, VIC 3046	\$410,000	16/10/2023

This Statement of Information was prepared on: 12/02/2024