

## 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

9 TYSON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$772,500

Property type

House

Suburb

Fawkner

Period-from

01 Jun 2023

to

31 May 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

4 TYSON STREET FAWKNER VIC 3060	\$760,000	03-Jun-23
24 DENYS STREET FAWKNER VIC 3060	\$770,000	16-Dec-23
19 DENYS STREET FAWKNER VIC 3060	\$785,000	09-May-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.~~

This Statement of Information was prepared on: 11 June 2024



**4 TYSON STREET FAWKNER VIC 3060**

Sold Price **\$760,000** Sold Date **03-Jun-23**

3 1 2

Distance **0.1km**



**24 DENYS STREET FAWKNER VIC 3060**

Sold Price **\$770,000** Sold Date **16-Dec-23**

3 1 -

Distance **0.18km**



**19 DENYS STREET FAWKNER VIC 3060**

Sold Price <sup>RS</sup> **\$785,000** Sold Date **09-May-24**

3 1 2

Distance **0.2km**

RS = Recent sale      UN = Undisclosed Sale

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