

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

44 TYSON 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Aug 2021

to

31 Jul 2022

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

1/54 JUKES ROAD FAWKNER VIC 3060	\$650,000	03-Mar-22
3/29 LYNCH ROAD FAWKNER VIC 3060	\$615,000	19-Mar-22

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: 09 August 2022



**1/54 JUKES ROAD FAWKNER VIC
3060**

Sold Price

\$650,000

Sold Date

03-Mar-22

 2

 -

 -

Distance

0.3km



**3/29 LYNCH ROAD FAWKNER VIC
3060**

Sold Price

\$615,000

Sold Date

19-Mar-22

 2

 1

 1

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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