

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

2/28 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

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Apr 2024

to

31 Mar 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

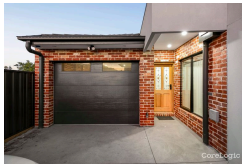
Date of sale

5 GLYNDA STREET FAWKNER VIC 3060	\$628,500	01-Mar-25
1/1100 SYDNEY ROAD FAWKNER VIC 3060	\$595,000	25-Feb-25
2/13 OLIVER COURT FAWKNER VIC 3060	\$605,000	21-Nov-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: 09 April 2025



5 GLYNDA STREET FAWKNER VIC 3060

Sold Price

^{RS} **\$628,500**

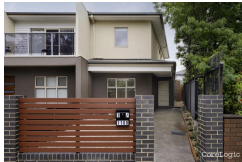
Sold Date

01-Mar-25

 3  1  1

Distance

0.78km



1/1100 SYDNEY ROAD FAWKNER VIC 3060

Sold Price

\$595,000

Sold Date

25-Feb-25

 3  2  2

Distance

1.93km



2/13 OLIVER COURT FAWKNER VIC 3060

Sold Price

\$605,000

Sold Date

21-Nov-24

 3  2  1

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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