

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

8/99 MAJOR ROAD 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,250

Property type

Unit

Suburb

Fawkner

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

Address of comparable property	Price	Date of sale
5/99 MAJOR ROAD FAWKNER VIC 3060	\$380,000	01-May-26

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.

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Alex Briggs

M 0488103757

E abriggs@barryplant.com.au

**5/99 MAJOR ROAD FAWKNER VIC 3060**

Sold Price

RS

\$380,000

Sold Date

01-May-26 2 1 1

Distance

0km**RS** = Recent sale**UN** = Undisclosed Sale

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