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	1/1084 SYDNEY 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	$580,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$581,250	Property type	Unit	Suburb	Fawkner
Period-from	01 May 2024	to	30 Apr 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
1/1100 SYDNEY ROAD FAWKNER VIC 3060	$595,000	25-Feb-25
41A MAJOR ROAD FAWKNER VIC 3060	$640,000	21-Feb-25

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: 30 May 2025

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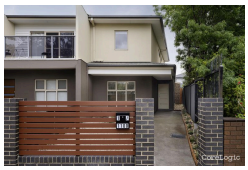

1/1100 SYDNEY ROAD FAWKNER VIC 3060

3 2 2

Sold Price **$595,000** Sold Date **25-Feb-25**

Distance **0.23km**



41A MAJOR ROAD FAWKNER VIC 3060

3 1 1

Sold Price **$640,000** Sold Date **21-Feb-25**

Distance **1.26km**

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

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