

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

7/489B Mahoneys 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Jun 2020

to

31 May 2021

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

3/15 Oliver Court Fawkner VIC 3060	\$490,000	14-May-21
4/31 Palmer Street Fawkner VIC 3060	\$500,000	22-Jan-21
3/5 Shirley Street Fawkner VIC 3060	\$506,000	15-May-21

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 June 2021



3/15 Oliver Court Fawkner VIC 3060

 2  1  1

Sold Price

^{RS} **\$490,000**

Sold Date

14-May-21

Distance

0.36km



4/31 Palmer Street Fawkner VIC 3060

 2  1  -

Sold Price

\$500,000

Sold Date

22-Jan-21

Distance

0.59km



3/5 Shirley Street Fawkner VIC 3060

 2  1  1

Sold Price

^{RS} **\$506,000**

Sold Date

15-May-21

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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