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	10/109 Major Road, Fawkner Vic 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $520,000 & $570,000

Median sale price

Median price $596,000 Property Type Townhouse Suburb Fawkner

Period - From 08/02/2023 to 07/02/2024 Source REIV

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 six 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	22 Lynch Rd FAWKNER 3060	$620,000	17/01/2024
2	5/109 Major Rd FAWKNER 3060	$595,000	14/11/2023
3	8/489b Mahoneys Rd FAWKNER 3060	$501,501	19/10/2023

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 six months.~~

This Statement of Information was prepared on: 08/02/2024 14:15

10/109 Major Road, Fawkner Vic 3060

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3 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$520,000 - $570,000
Median Townhouse Price
08/02/2023 - 07/02/2024: $596,000

Comparable Properties



22 Lynch Rd FAWKNER 3060 (REI)

3 1 1

Price: $620,000
Method: Private Sale
Date: 17/01/2024
Property Type: Townhouse (Single)

Agent Comments



5/109 Major Rd FAWKNER 3060 (REI)

3 1 1

Price: $595,000
Method: Sold Before Auction
Date: 14/11/2023
Property Type: Townhouse (Res)

Agent Comments



8/489b Mahoneys Rd FAWKNER 3060 (REI)

3 1 2

Price: $501,501
Method: Private Sale
Date: 19/10/2023
Property Type: Townhouse (Single)

Agent Comments

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