

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

14 LYNCH 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

\$759,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$768,500

Property type

House

Suburb

Fawkner

Period-from

01 Jun 2022

to

31 May 2023

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

1A WILLIAM STREET FAWKNER VIC 3060	\$885,000	11-Mar-23
17A LOCK STREET FAWKNER VIC 3060	\$790,000	31-Jan-23
2/3 ALLAN STREET FAWKNER VIC 3060	\$780,000	14-Dec-22

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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1A WILLIAM STREET FAWKNER VIC 3060

Sold Price

RS

\$885,000

Sold Date

11-Mar-23

3

2

2

Distance

0.85km



17A LOCK STREET FAWKNER VIC 3060

Sold Price

\$790,000

Sold Date

31-Jan-23

3

2

2

Distance

0.6km



2/3 ALLAN STREET FAWKNER VIC 3060

Sold Price

\$780,000

Sold Date

14-Dec-22

3

3

2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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