

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

17B LOCK STREET 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

\$829,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Other

Suburb

Fawkner

Period-from

01 Feb 2022

to

31 Jan 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

2/3 ALLAN STREET FAWKNER VIC 3060	\$780,000	14-Dec-22
17 LOCK STREET FAWKNER VIC 3060	\$800,000	08-Feb-23
76 WILLIAM STREET FAWKNER VIC 3060	\$863,000	20-Oct-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.~~

This Statement of Information was prepared on: 23 February 2023



2/3 ALLAN STREET FAWKNER VIC 3060

Sold Price

\$780,000

Sold Date

14-Dec-22



3



3



2

Distance

0.4km



17 LOCK STREET FAWKNER VIC 3060

Sold Price

^{RS}

\$800,000

Sold Date

08-Feb-23



3



2



2

Distance

0.01km



76 WILLIAM STREET FAWKNER VIC 3060

Sold Price

^{RS}

\$863,000

Sold Date

20-Oct-22



4



3



1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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