

# 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 16 Dowding Close, Fawkner, VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$650,000

&

\$700,000

### Median sale price

Median price

\$719,000

Property Type

House

Suburb

Fawkner (3060)

Period - From

30/03/2020

to

30/03/2021

Source

Realestate

### Comparable property sales

**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
85 LYNCH ROAD, FAWKNER VIC 3060	\$698,000	05/08/2021
1/14 Lanigan Street Fawkner	\$628,000	04/08/2021
13 Jennifer Street Fawkner	\$700,000	18/01/2021

This Statement of Information was prepared on: 14/05/2021