

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

2/158 Lorne 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

or range
between

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,750

Property type

Unit

Suburb

Fawkner

Period-from

01 Dec 2019

to

30 Nov 2020

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

5/134 Lorne Street Fawkner VIC 3060	\$510,000	10-Nov-20
5B Edward Street Fawkner VIC 3060	\$560,000	07-Aug-20
1/112 Jukes Road Fawkner VIC 3060	\$525,500	26-Jun-20

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: 02 December 2020



5/134 Lorne Street Fawkner VIC 3060

 2  1  1

Sold Price

^{RS}

\$510,000

Sold Date **10-Nov-20**

Distance **0.2km**



5B Edward Street Fawkner VIC 3060

 2  1  1

Sold Price

\$560,000

Sold Date **07-Aug-20**

Distance **0.57km**



1/112 Jukes Road Fawkner VIC 3060

 2  1  1

Sold Price

\$525,500

Sold Date **26-Jun-20**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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