

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

15 Lowson Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$711,000 Property Type House Suburb Fawkner

Period - From 01/10/2019 to 31/12/2019 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	19 Miller St FAWKNER 3060	\$720,000	09/11/2019
2	30 Murray St FAWKNER 3060	\$720,000	07/12/2019
3	226 Mcbryde St FAWKNER 3060	\$685,000	21/03/2020

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:

08/04/2020 10:33



Property Type:

Agent Comments

Comparable Properties

19 Miller St FAWKNER 3060 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)

Land Size: 677 sqm approx

30 Murray St FAWKNER 3060 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 688 sqm approx



226 McBryde St FAWKNER 3060 (REI)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 643 sqm approx