

## 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

17 LOCK STREET FAWKNER VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$785,000

&

\$835,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$811,750

Property type

Other

Suburb

Fawkner

Period-from

01 Nov 2021

to

31 Oct 2022

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

1/26 TUCKER STREET FAWKNER VIC 3060	\$715,000	09-Apr-22
55A ANDERSON ROAD FAWKNER VIC 3060	\$800,000	20-Aug-22
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: 07 November 2022



**1/26 TUCKER STREET FAWKNER  
VIC 3060**

 3  1  1

Sold Price

**\$715,000**

Sold Date **09-Apr-22**

Distance **0.14km**



**55A ANDERSON ROAD FAWKNER  
VIC 3060**

 3  2  1

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **20-Aug-22**

Distance **1.49km**



**76 WILLIAM STREET FAWKNER  
VIC 3060**

 4  3  1

Sold Price

<sup>RS</sup> **\$863,000**

Sold Date **20-Oct-22**

Distance **1.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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