

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

2/21 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

\$405,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Unit

Suburb

Fawkner

Period-from

01 May 2021

to

30 Apr 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

3/71 LYNCH ROAD FAWKNER VIC 3060	\$398,999	13-Jan-22
2/132 LORNE STREET FAWKNER VIC 3060	\$400,000	10-Dec-21
8/1310 SYDNEY ROAD FAWKNER VIC 3060	\$406,000	12-May-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: 19 May 2022



3/71 LYNCH ROAD FAWKNER VIC 3060

Sold Price

\$398,999

Sold Date

13-Jan-22

2

1

1

Distance

0.3km



2/132 LORNE STREET FAWKNER VIC 3060

Sold Price

\$400,000

Sold Date

10-Dec-21

2

1

1

Distance

0.66km



8/1310 SYDNEY ROAD FAWKNER VIC 3060

Sold Price

^{RS} **\$406,000**

Sold Date

12-May-22

2

1

1

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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