

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

2/3 Brian 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Land

Suburb

Fawkner

Period-from

01 Feb 2020

to

31 Jan 2021

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

2/14 Lanigan Street Fawkner VIC 3060	\$599,000	09-Nov-20
3/4 Edward Street Fawkner VIC 3060	\$535,000	12-Dec-20
5/134 Lorne Street Fawkner VIC 3060	\$510,000	10-Nov-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: 25 February 2021



2/14 Lanigan Street Fawkner VIC 3060

 3  2  2

Sold Price **\$599,000** Sold Date **09-Nov-20**

Distance **0.94km**



3/4 Edward Street Fawkner VIC 3060

 3  2  1

Sold Price **\$535,000** Sold Date **12-Dec-20**

Distance **1.7km**



5/134 Lorne Street Fawkner VIC 3060

 2  1  1

Sold Price **\$510,000** Sold Date **10-Nov-20**

Distance **2.18km**

RS = Recent sale UN = Undisclosed Sale

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