



Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 14 Lanigan Street Fawkner 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 \$825,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$670,000

*House x

*Unit

Suburb Fawkner 3060

Period - From August 2017 to August 2017

Source RP Data

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
25 Denys Street Fawkner 3060	\$880,000	9/12/2017
1 Lanigan Street Fawkner 3060	\$740,000	23/9/2017
19 Lanigan Street Fawkner 3060	\$715,000	19/8/2017

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.