

## 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

49 Lynch Road, Fawkner 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$598,000

or range between

&

### Median sale price

Median price \$728,000

\*House

x

\*unit

Suburb  
or locality

Fawkner

Period - From

Oct 2017

to

Sept 2018

Source

Core Logic RP Data

### Comparable property sales

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. 15 Wurruk St, Fawkner	24/7/18	\$670,000
2. 7 Wurruk St, Fawkner	18/8/18	\$680,000
3. 33 Wurruk St, Fawkner	9/5/18	\$687,000