

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

75 Lowson Street, Fawkner Vic 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$635,000

&

\$698,500

Median sale price

Median price \$724,500

House

X

Suburb Fawkner

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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
30 Dorothy St FAWKNER 3060	\$670,000	20/05/2017
40 Lowson St FAWKNER 3060	\$668,000	29/04/2017
23 Watkins St FAWKNER 3060	\$660,000	06/05/2017

75 Lowson Street, Fawkner Vic 3060



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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$635,000 - \$698,500
Median House Price
March quarter 2017: \$724,500

Comparable Properties



30 Dorothy St FAWKNER 3060 (REI)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 585 sqm



40 Lowson St FAWKNER 3060 (REI)

Agent Comments



Price: \$668,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 540 sqm



23 Watkins St FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 06/05/2017
Rooms: 4
Property Type: House
Land Size: 535 sqm