

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

4/72 Lorne 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/4 Jelf Court Fawkner VIC 3060	\$515,000	08-Jul-19
2/54 McBryde Street Fawkner VIC 3060	\$538,500	26-Oct-19
24A Piper Street Fawkner VIC 3060	\$523,500	30-Mar-19

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: 01 November 2019



2/4 Jelf Court Fawkner VIC 3060

Sold Price

\$515,000

Sold Date

08-Jul-19

 3  1  1

Distance

0.17km



2/54 McBryde Street Fawkner VIC 3060

Sold Price

\$538,500

Sold Date

26-Oct-19

 3  2  1

Distance

0.34km



24A Piper Street Fawkner VIC 3060

Sold Price

\$523,500

Sold Date

30-Mar-19

 3  2  2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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