

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

19 Lanigan Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$623,000

House X

Suburb Fawkner

Period - From 01/04/2016 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
13 Birchwood St FAWKNER 3060	\$635,000	01/04/2017
91 Major Rd FAWKNER 3060	\$621,000	21/01/2017
4 Somerlayton Cr FAWKNER 3060	\$620,000	25/03/2017

19 Lanigan Street, Fawkner Vic 3060



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3 1

Rooms:
Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$638,000
Median House Price
Year ending March 2017: \$623,000

Comparable Properties



13 Birchwood St FAWKNER 3060 (REI/VG)

3 1 2

Price: \$635,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments

this house in liveable un renovated Bv home



91 Major Rd FAWKNER 3060 (VG)

2 - -

Price: \$621,000
Method: Sale
Date: 21/01/2017
Rooms: -
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

this weather board home is in original condition, need updating, located on main road and has wide street frontage suitable for dual occupancy



4 Somerlayton Cr FAWKNER 3060 (REI)

3 1 1

Price: \$620,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 4
Property Type: House
Land Size: 705 sqm approx

Agent Comments

this BV home is in original condition has narrow street frontage more suited to investor/developer