

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

67 Lorne Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$720,000

Property Type House

Suburb Fawkner

Period - From 21/01/2020

to

20/01/2021

Source REIV

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
1	4 Tucker St FAWKNER 3060	\$740,000	23/12/2020
2	62 Lorne St FAWKNER 3060	\$722,500	31/10/2020
3	8 Mutton Rd FAWKNER 3060	\$650,000	09/10/2020

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.~~

This Statement of Information was prepared on:

21/01/2021 08:50

Peter Leahy
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Indicative Selling Price

\$650,000 - \$700,000

Median House Price

21/01/2020 - 20/01/2021: \$720,000



3 1 1

Rooms: 4

Property Type: House

Land Size: 681 sqm approx

Agent Comments

Comparable Properties



4 Tucker St FAWKNER 3060 (REI)

3 1 2

Agent Comments

Price: \$740,000

Method: Private Sale

Date: 23/12/2020

Property Type: House

Land Size: 647 sqm approx



62 Lorne St FAWKNER 3060 (REI/VG)

3 2 2

Agent Comments

Price: \$722,500

Method: Auction Sale

Date: 31/10/2020

Property Type: House (Res)

Land Size: 601 sqm approx



8 Mutton Rd FAWKNER 3060 (REI/VG)

3 1 2

Agent Comments

Price: \$650,000

Method: Sold Before Auction

Date: 09/10/2020

Property Type: House (Res)

Land Size: 601 sqm approx