

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

1/72 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,750

Property type

Unit

Suburb

Fawkner

Period-from

01 Sep 2020

to

31 Aug 2021

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

6/72 Lorne Street Fawkner VIC 3060	\$730,000	19-Apr-21
2/7 Lynch Road Fawkner VIC 3060	\$732,000	07-Aug-21
1/31 Piper Street Fawkner VIC 3060	\$755,000	18-May-21

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: 29 September 2021

 SOLD OFF MARKET	6/72 Lorne Street Fawkner VIC 3060	Sold Price	\$730,000	Sold Date	19-Apr-21
	 -  -  - Distance				0.02km
	2/7 Lynch Road Fawkner VIC 3060	Sold Price	\$732,000	Sold Date	07-Aug-21
	 4  3  2 Distance				0.45km
	1/31 Piper Street Fawkner VIC 3060	Sold Price	\$755,000	Sold Date	18-May-21
	 3  2  1 Distance				0.97km

RS = Recent sale UN = Undisclosed Sale

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