

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

1/24 Lanigan Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$761,000 Property Type House Suburb Fawkner

Period - From 01/01/2024 to 31/03/2024 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	3 Maher St FAWKNER 3060	\$640,000	16/11/2023
2	2A Shaw St FAWKNER 3060	\$595,000	19/01/2024
3			

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:

29/04/2024 16:08



Property Type: House

Land Size: 273m2 sqm approx

Agent Comments

Comparable Properties



3 Maher St FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 16/11/2023

Rooms: 4

Property Type: House (Res)

Land Size: 265 sqm approx

2A Shaw St FAWKNER 3060 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 19/01/2024

Property Type: House (Res)

Land Size: 274 sqm approx

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. Based on similar sized blocks there are only 2 comparable properties