

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

1/71 LYNCH ROAD 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

\$435,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Nov 2022

to

31 Oct 2023

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

4/124 LORNE STREET FAWKNER VIC 3060	\$485,000	26-Oct-23
4/23 PRINCESS STREET FAWKNER VIC 3060	\$487,000	31-Oct-23
4/489B MAHONEYS ROAD FAWKNER VIC 3060	\$445,000	23-Jun-23

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: 13 November 2023

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**4/124 LORNE STREET FAWKNER
VIC 3060**

2 1 1

Sold Price

^{RS} **\$485,000**

Sold Date **26-Oct-23**

Distance **0.39km**



**4/23 PRINCESS STREET FAWKNER
VIC 3060**

2 1 1

Sold Price

^{RS} **\$487,000**

Sold Date **31-Oct-23**

Distance **0.86km**



**4/489B MAHONEYS ROAD
FAWKNER VIC 3060**

2 1 1

Sold Price

\$445,000

Sold Date **23-Jun-23**

Distance **2.35km**

RS = Recent sale

UN = Undisclosed Sale

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