

## 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

24 LYNCH ROAD FAWKNER VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Fawkner

Period-from

01 Oct 2022

to

30 Sep 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

1/11 BROCKLEY ROAD FAWKNER VIC 3060	\$630,000	12-Oct-23
1/80 ARGYLE STREET FAWKNER VIC 3060	\$675,000	01-Jul-23
1/39 BOUNDARY ROAD COBURG NORTH VIC 3058	\$787,500	05-Oct-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: 26 October 2023



**1/11 BROCKLEY ROAD FAWKNER  
VIC 3060**

3 1 1

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**12-Oct-23**

Distance

**0.78km**



**1/80 ARGYLE STREET FAWKNER  
VIC 3060**

3 2 3

Sold Price

**\$675,000**

Sold Date

**01-Jul-23**

Distance

**0.76km**



**1/39 BOUNDARY ROAD COBURG  
NORTH VIC 3058**

3 1 1

Sold Price

<sup>RS</sup> **\$787,500**

Sold Date

**05-Oct-23**

Distance

**1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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