

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

3/21 LOCK 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/71 LYNCH ROAD FAWKNER VIC 3060	\$450,000	09-Dec-23
4/56 MCBRYDE STREET FAWKNER VIC 3060	\$455,000	05-Dec-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: 09 February 2024



1/71 LYNCH ROAD FAWKNER VIC 3060

Sold Price

^{RS} **\$450,000**

Sold Date **09-Dec-23**

 2  1  1

Distance **0.29km**



4/56 MCBRYDE STREET FAWKNER VIC 3060

Sold Price

^{RS} **\$455,000**

Sold Date **05-Dec-23**

 2  1  1

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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