

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

2/112 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

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Apr 2020

to

31 Mar 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

1/23 Princess Street Fawkner VIC 3060	\$651,000	15-Jan-21
2/33 Hare Street Fawkner VIC 3060	\$645,000	13-Feb-21
1/14-16 Preston Street Fawkner VIC 3060	\$633,000	12-Dec-20

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: 19 April 2021



1/23 Princess Street Fawkner VIC 3060

Sold Price

^{RS} **\$651,000**

Sold Date

15-Jan-21

 3  1  2

Distance

0.51km



2/33 Hare Street Fawkner VIC 3060

Sold Price

^{RS} **\$645,000**

Sold Date

13-Feb-21

 3  2  1

Distance

1.18km



1/14-16 Preston Street Fawkner VIC 3060

Sold Price

\$633,000

Sold Date

12-Dec-20

 3  2  2

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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