

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

2/10-12 Lee 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

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Oct 2018

to

30 Sep 2019

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

4/65-67 Argyle Street Fawkner VIC 3060	\$430,000	23-Aug-19
11/114A Major Road Fawkner VIC 3060	\$455,000	18-Oct-19
3/60 William Street Fawkner VIC 3060	\$410,000	19-Sep-19

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: 30 October 2019



4/65-67 Argyle Street Fawkner VIC 3060 Sold Price

^{RS} **\$430,000**

Sold Date **23-Aug-19**

 2  1  1

Distance **0.34km**



11/114A Major Road Fawkner VIC 3060 Sold Price

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

Sold Date **18-Oct-19**

 2  1  1

Distance **1.04km**



3/60 William Street Fawkner VIC 3060 Sold Price

^{RS} **\$410,000**

Sold Date **19-Sep-19**

 2  1  1

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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