

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

4/29 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,750

Property type

Unit

Suburb

Fawkner

Period-from

01 Sep 2020

to

31 Aug 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

1/114A Major Road Fawkner VIC 3060	\$550,000	01-Apr-21
5/11 Wyuna Street Fawkner VIC 3060	\$535,500	22-May-21
3/5 Shirley Street Fawkner VIC 3060	\$506,000	15-May-21

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: 22 September 2021



1/114A Major Road Fawkner VIC 3060

 2  1  2

Sold Price **\$550,000** Sold Date **01-Apr-21**

Distance **1.03km**



5/11 Wyuna Street Fawkner VIC 3060

 2  1  2

Sold Price **\$535,500** Sold Date **22-May-21**

Distance **0.77km**



3/5 Shirley Street Fawkner VIC 3060

 2  1  1

Sold Price **\$506,000** Sold Date **15-May-21**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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