

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

2/38 Somerlayton Crescent 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,500

Property type

Other

Suburb

Fawkner

Period-from

01 Nov 2019

to

31 Oct 2020

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

26 Sahara Way Fawkner VIC 3060	\$860,000	16-Apr-20
22 Jennifer Street Fawkner VIC 3060	\$820,000	15-Jun-20
28 Glynda Street Fawkner VIC 3060	\$750,000	22-Oct-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: 02 November 2020



26 Sahara Way Fawkner VIC 3060 Sold Price **\$860,000** Sold Date **16-Apr-20**

 4  2  4

Distance **2.48km**



22 Jennifer Street Fawkner VIC 3060 Sold Price **\$820,000** Sold Date **15-Jun-20**

 3  1  3

Distance **0.38km**



28 Glynda Street Fawkner VIC 3060 Sold Price ^{RS} **\$750,000** Sold Date **22-Oct-20**

 4  3  3

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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