

## 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

15/109 Major Road Fawkner VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Nov 2020

to

31 Oct 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

1/10 Shirley Street Fawkner VIC 3060	\$650,000	29-Jun-21
2/12 Hood Crescent Fawkner VIC 3060	\$660,000	23-Oct-21
5/12 Hood Crescent Fawkner VIC 3060	\$580,000	05-Oct-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: 29 November 2021



**1/10 Shirley Street Fawkner VIC 3060**

 3  -  -

Sold Price **\$650,000** Sold Date **29-Jun-21**

Distance **0.48km**



**2/12 Hood Crescent Fawkner VIC 3060**

 3  2  1

Sold Price <sup>RS</sup> **\$660,000** Sold Date **23-Oct-21**

Distance **1.31km**



**5/12 Hood Crescent Fawkner VIC 3060**

 3  2  1

Sold Price **\$580,000** Sold Date **05-Oct-21**

Distance **1.33km**

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

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