

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

30 ALEC 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Apr 2022

to

31 Mar 2023

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

2/14-16 PRESTON STREET FAWKNER VIC 3060	\$560,000	08-Oct-22
3/42 HEDLEY STREET FAWKNER VIC 3060	\$530,000	24-Nov-22
3/13 BONWICK STREET FAWKNER VIC 3060	\$642,000	09-Feb-23

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.~~

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**2/14-16 PRESTON STREET
FAWKNER VIC 3060**

2 2 1

Sold Price **\$560,000** Sold Date **08-Oct-22**

Distance **0.68km**



**3/42 HEDLEY STREET FAWKNER
VIC 3060**

2 2 1

Sold Price **\$530,000** Sold Date **24-Nov-22**

Distance **0.96km**



**3/13 BONWICK STREET FAWKNER
VIC 3060**

3 2 1

Sold Price ^{RS} **\$642,000** Sold Date **09-Feb-23**

Distance **1.35km**



**2/36 BRUCE STREET FAWKNER
VIC 3060**

2 2 1

Sold Price ^{RS} **\$520,000** Sold Date **30-Nov-22**

Distance **1.74km**

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

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