

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

2/12 Hood 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,750

Property type

Unit

Suburb

Fawkner

Period-from

01 Oct 2020

to

30 Sep 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

1/12 Hood Crescent Fawkner VIC 3060	\$650,000	17-Apr-21
48 Bruce Street Fawkner VIC 3060	\$677,500	24-Aug-21
2B Disney Street Fawkner VIC 3060	\$693,000	07-Aug-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: 05 October 2021



1/12 Hood Crescent Fawkner VIC 3060

Sold Price

\$650,000

Sold Date

17-Apr-21

 3

 2

 1

Distance

0.01km



48 Bruce Street Fawkner VIC 3060

Sold Price

\$677,500

Sold Date

24-Aug-21

 3

 2

 2

Distance

0.4km



2B Disney Street Fawkner VIC 3060

Sold Price

^{RS} **\$693,000**

Sold Date

07-Aug-21

 3

 2

 2

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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