

# 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

3/17 Hood Crescent, Fawkner Vic 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000

&

\$620,000

### Median sale price

Median price \$717,500

Property Type Unit

Suburb Fawkner

Period - From 01/07/2023

to

30/09/2023

Source REIV

### 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 six 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	1/24 McBryde St FAWKNER 3060	\$600,000	02/12/2023
2	2/56 McBryde St FAWKNER 3060	\$590,000	23/11/2023
3	22A Lynch Rd FAWKNER 3060	\$590,000	02/09/2023

**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 six months.~~

This Statement of Information was prepared on:

09/12/2023 09:24



Property Type:

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

September quarter 2023: \$717,500

## Comparable Properties



1/24 McBryde St FAWKNER 3060 (REI)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)



2/56 McBryde St FAWKNER 3060 (REI)

Agent Comments



Price: \$590,000

Method: Sold Before Auction

Date: 23/11/2023

Property Type: Townhouse (Res)



22A Lynch Rd FAWKNER 3060 (REI)

Agent Comments



Price: \$590,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Townhouse (Res)

Land Size: 160 sqm approx

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