

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

1/12 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Mar 2020

to

28 Feb 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

2/33 Hare Street Fawkner VIC 3060	\$645,000	13-Feb-21
1/14-16 Preston Street Fawkner VIC 3060	\$633,000	12-Dec-20
1/23 Princess Street Fawkner VIC 3060	\$651,000	15-Jan-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: 26 March 2021



2/33 Hare Street Fawkner VIC 3060 Sold Price ^{RS} **\$645,000** Sold Date **13-Feb-21**
 Distance **0.06km**

 3  2  1



1/14-16 Preston Street Fawkner VIC 3060 Sold Price **\$633,000** Sold Date **12-Dec-20**
 Distance **1.02km**

 3  2  2



1/23 Princess Street Fawkner VIC 3060 Sold Price ^{RS} **\$651,000** Sold Date **15-Jan-21**
 Distance **1.67km**

 3  1  2

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

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