

## 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

14 Fawkner Crescent Hurstbridge VIC 3099

### 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,500

Property type

House

Suburb

Hurstbridge

Period-from

01 Jan 2021

to

31 Dec 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

8-12 Linnet Avenue Hurstbridge VIC 3099	\$1,295,500	15-Nov-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: 11 January 2022

VICTORIAN RESTRICTIONS			
Project Inspection	Asbestos	Safety Measures	Appearance
<p>Look for inspection after the work has been completed and check for any signs of asbestos, lead, or other hazardous materials. If you find any, you must stop work and call a professional to remove them. Do not use any materials that are not approved by the Victorian Government and do not use any materials that are not approved by the Victorian Government.</p> <p>Do not use any materials that are not approved by the Victorian Government and do not use any materials that are not approved by the Victorian Government.</p> <p>Do not use any materials that are not approved by the Victorian Government and do not use any materials that are not approved by the Victorian Government.</p>	<p>Asbestos is a health hazard and should be handled with care. Do not use any materials that are not approved by the Victorian Government and do not use any materials that are not approved by the Victorian Government.</p> <p>Do not use any materials that are not approved by the Victorian Government and do not use any materials that are not approved by the Victorian Government.</p> <p>Do not use any materials that are not approved by the Victorian Government and do not use any materials that are not approved by the Victorian Government.</p>	<p>Do not use any materials that are not approved by the Victorian Government and do not use any materials that are not approved by the Victorian Government.</p> <p>Do not use any materials that are not approved by the Victorian Government and do not use any materials that are not approved by the Victorian Government.</p> <p>Do not use any materials that are not approved by the Victorian Government and do not use any materials that are not approved by the Victorian Government.</p>	<p>Do not use any materials that are not approved by the Victorian Government and do not use any materials that are not approved by the Victorian Government.</p> <p>Do not use any materials that are not approved by the Victorian Government and do not use any materials that are not approved by the Victorian Government.</p> <p>Do not use any materials that are not approved by the Victorian Government and do not use any materials that are not approved by the Victorian Government.</p>

RS \$1,295,500 Sold Date 15-Nov-21

Distance 0.09km

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