

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

2/54 Somerlayton 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Jun 2019

to

31 May 2020

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

3/29 Davidson Street Reservoir VIC 3073	\$495,000	21-May-20
2/10 Victory Street Fawkner VIC 3060	\$529,000	04-Apr-20
1/38 Edward Street Fawkner VIC 3060	\$556,000	26-Mar-20

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 June 2020



3/29 Davidson Street Reservoir VIC 3073 Sold Price **\$495,000** Sold Date **21-May-20**

2 1 1

Distance **1.05km**



2/10 Victory Street Fawkner VIC 3060 Sold Price **\$529,000** Sold Date **04-Apr-20**

2 1 1

Distance **1.37km**



1/38 Edward Street Fawkner VIC 3060 Sold Price **\$556,000** Sold Date **26-Mar-20**

2 1 1

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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