

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

6/12 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

\$480,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/22 Hare Street Fawkner VIC 3060	\$530,250	26-May-19
2B James Street Fawkner VIC 3060	\$540,000	18-Jul-19
2/26 Bonwick Street Fawkner VIC 3060	\$520,000	09-May-19

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: 02 October 2019



2/22 Hare Street Fawkner VIC 3060 Sold Price **\$530,250** Sold Date **26-May-19**

 3  2  2

Distance **0.12km**



2B James Street Fawkner VIC 3060 Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **18-Jul-19**

 3  1  1

Distance **0.58km**



2/26 Bonwick Street Fawkner VIC 3060 Sold Price **\$520,000** Sold Date **09-May-19**

 2  2  1

Distance **1.14km**

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

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