



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

2C Hood Crescent, Fawkner, 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

or range between

\$495,000

&

\$530,000

Median sale price

Median price

\$484,000

Property type

House

Suburb

Fawkner, 3060

Period from

17/11/2017

to

18/04/2018

Source

rea

Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

36 Major Road, FAWKNER, 3060 Victoria

\$682,000

19/03/2018

15A Hudson Street, FAWKNER, 3060 Victoria

\$620,000

19/04/2018

6A Vervale Avenue, FAWKNER, 3060 Victoria

\$542,000

18/11/2017