

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