Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/17 Hood Crescent, Fawkner Vic 3060

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$640,000		&		\$680,000			
Median sale pi	rice							
Median price	\$717,500	Pro	operty Type	Unit			Suburb	Fawkner
Period - From	01/07/2023	to	30/09/2023		So	urce	REIV	

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 sixmonths 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
1		
2		
3		

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 six months.

This Statement of Information was prepared on:

04/01/2024 12:46









Property Type: Agent Comments Indicative Selling Price \$640,000 - \$680,000 Median Unit Price September quarter 2023: \$717,500

Comparable Properties

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 six months. The only recent 3 bedroom sales in a 2km radius of this property are bigger properties which sold for much more in price. There are some sales in Fawkner however don't fall within the 2km radius.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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