

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

62 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Fawkner

Period-from

01 Nov 2022

to

31 Oct 2023

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

25 JUKES ROAD FAWKNER VIC 3060	\$800,000	17-May-23
88 DENYS STREET FAWKNER VIC 3060	\$795,000	25-Aug-23
33 PRESTON STREET FAWKNER VIC 3060	\$742,500	15-Jul-23

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: 10 November 2023

**25 JUKES ROAD FAWKNER VIC 3060**

4 beds 1 bathroom 4 cars

Sold Price **\$800,000** Sold Date **17-May-23**Distance **1.03km****88 DENYS STREET FAWKNER VIC 3060**

4 beds 1 bathroom 1 car

Sold Price **\$795,000** Sold Date **25-Aug-23**Distance **0.89km****33 PRESTON STREET FAWKNER VIC 3060**

4 beds 1 bathroom 2 cars

Sold Price **\$742,500** Sold Date **15-Jul-23**Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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