

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality and postcode

1,2,3 / 44 LEIGHTON 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
4 bed, 3 bath, 1 car - townhouse 1	\$*	or range between	\$760,000	&	\$830,000
3 bed, 2 bath, 1 car - townhouse 2	\$*	or range between	\$690,000	&	\$750,000
3 bed, 2 bath, 1 car - townhouse 3	\$*	or range between	\$690,000	&	\$750,000
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$550,750	Suburb or locality	FAWKNER		
Period - From	01 October 2023	To	30 September 2024	Source	Pricefinder

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 bed, 3 bath, 1 car - townhouse 1	1 1/209 MCBRYDE ST, FAWKNER, VIC 3060	\$800,000	25.05.24
	2 4/14-16 PRESTON ST, FAWKNER, VIC 3060	\$790,000	10.10.24
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bed, 2 bath, 1 car - townhouse 2	1 1/16 HILTON ST, HADFIELD, VIC 3046	\$692,000	31.05.24
	2 1/3 EDWARD ST, FAWKNER, VIC 3060	\$710,000	29.06.24
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bed, 2 bath, 1 car - townhouse 3	1 1/16 HILTON ST, HADFIELD, VIC 3046	\$692,000	31.05.24
	2 1/3 EDWARD ST, FAWKNER, VIC 3060	\$710,000	29.06.24
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last 6 months.

This Statement of Information was prepared on: 21.10.2024