

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

136 MCBRYDE STREET 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

\$920,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$776,000

Property type

Other

Suburb

Fawkner

Period-from

01 Mar 2022

to

28 Feb 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

12 PERCY STREET FAWKNER VIC 3060	\$1,055,000	01-Mar-23
3 MCBRYDE STREET FAWKNER VIC 3060	\$975,000	10-Dec-22
26 LYNCH ROAD FAWKNER VIC 3060	\$930,000	21-Nov-22

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: 31 March 2023

Rebecca Towns

P 93545566

M 0415384867

E rtowns@bradtealwoodards.com.au

**12 PERCY STREET FAWKNER VIC 3060**

Sold Price

^{RS}**\$1,055,000**

Sold Date

01-Mar-23 3 2 2

Distance

0.34km**3 MCBRYDE STREET FAWKNER VIC 3060**

Sold Price

^{RS}**\$975,000**

Sold Date

10-Dec-22 4 2 2

Distance

1.05km**26 LYNCH ROAD FAWKNER VIC 3060**

Sold Price

\$930,000

Sold Date

21-Nov-22 4 1 2

Distance

0.5km**RS** = Recent sale**UN** = Undisclosed Sale

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