

## 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

2/54 McBryde Street Fawkner VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Sep 2018

to

31 Aug 2019

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 2/4 Jelf Court Fawkner VIC 3060    | \$515,000 | 08-Jul-19 |
| 24A Piper Street Fawkner VIC 3060  | \$523,500 | 30-Mar-19 |
| 3/4 Edward Street Fawkner VIC 3060 | \$490,000 | 08-Jun-19 |

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: 11 September 2019

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**2/4 Jelf Court Fawkner VIC 3060**

Sold Price

**\$515,000**

Sold Date

**08-Jul-19**

 3  1  1

Distance

**0.42km**



**24A Piper Street Fawkner VIC 3060**

Sold Price

**\$523,500**

Sold Date

**30-Mar-19**

 3  2  2

Distance

**1.04km**



**3/4 Edward Street Fawkner VIC 3060**

Sold Price

**\$490,000**

Sold Date

**08-Jun-19**

 3  2  2

Distance

**1.07km**

RS = Recent sale

UN = Undisclosed Sale

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