

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

3 McBryde Street, Fawkner Vic 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$990,000

Median sale price

Median price \$800,000

Property Type House

Suburb Fawkner

Period - From 01/10/2021

to 30/09/2022

Source 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 six 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
1	26 Lynch Rd FAWKNER 3060	\$930,000	21/10/2022
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:

10/11/2022 14:17

3 McBryde Street, Fawkner Vic 3060



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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending September 2022: \$800,000



4 2 4

Rooms: 5

Property Type: House

Land Size: 637 sqm approx

Agent Comments

Comparable Properties



26 Lynch Rd FAWKNER 3060 (REI)

Agent Comments

4 1 2

Price: \$930,000

Method: Private Sale

Date: 21/10/2022

Property Type: House

Land Size: 555 sqm approx

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.

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788



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