

## 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

35 Mutton Road 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

\$775,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$701,000

Property type

House

Suburb

Fawkner

Period-from

01 Jan 2020

to

31 Dec 2020

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

150 McBryde Street Fawkner VIC 3060	\$781,000	21-Nov-20
9 Argyle Street Fawkner VIC 3060	\$776,000	30-Jul-20
2 Pitt Street Fawkner VIC 3060	\$760,000	04-Nov-20

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: 12 January 2021

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**150 McBryde Street Fawkner VIC 3060**

Sold Price

<sup>RS</sup> **\$781,000** Sold Date **21-Nov-20**

4 1 2

Distance **0.97km**



**9 Argyle Street Fawkner VIC 3060**

Sold Price

**\$776,000** Sold Date **30-Jul-20**

4 2 5

Distance **0.84km**



**2 Pitt Street Fawkner VIC 3060**

Sold Price

**\$760,000** Sold Date **04-Nov-20**

3 2 5

Distance **0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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