# 280 Mcbryde Street, Fawkner Vic 3060



3 Bed 1 Bath 2 Car

**Rooms:** 5

Property Type: House (Res) Land Size: 532 sqm approx Indicative Selling Price

\$659,000

**Median House Price** 20/02/2025 09:39

# **Comparable Properties**



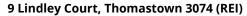
### 12 Oliver Court, Fawkner 3060 (REI)

3 Bed 1 Bath 4 Car Price: \$670,000 Method: Auction Sale Date: 08/02/2025

**Property Type:** House (Res) **Land Size:** 623 sqm approx

**Agent Comments:** Similar location and style, same accommodation, superior land size, slightly better

condition





3 Bed 1 Bath 4 Car Price: \$660,000 Method: Private Sale Date: 27/01/2025 Property Type: House Land Size: 542 sqm approx

Agent Comments: Inferior location, similar land size and

accommodation

# **Statement of Information**

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

<b>Property offered</b>	for sale					
Address Including suburb or locality and postcode	280 Mcbryde St	treet, Fawkner Vic 3060				
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting						
Single price	\$659,000					
Median sale price	9					
Median price	\$769,500	House x Suburb	Fawkner			
Period - From	20/02/2024	to 19/02/2025	Source			
Comparable property sales						
		old within two kilometres of the considers to be most compara				
Address of comparable	e property		Price	Date of sale		

12 Oliver Court, FAWKNER 3060	\$670,000	08/02/2025
9 Lindley Court, THOMASTOWN 3074	\$660,000	27/01/2025

This Statement of Information was prepared on:	20/02/2025 09:39

