

## 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

2/151 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

\$675,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$759,000

Property type

Other

Suburb

Fawkner

Period-from

01 Sep 2020

to

31 Aug 2021

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 2/7 Lynch Road Fawkner VIC 3060   | \$732,000 | 07-Aug-21 |
| 2B Disney Street Fawkner VIC 3060 | \$693,000 | 07-Aug-21 |
| 48 Bruce Street Fawkner VIC 3060  | \$677,500 | 24-Aug-21 |

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: 18 September 2021



**2/7 Lynch Road Fawkner VIC 3060** Sold Price <sup>RS</sup> **\$732,000** Sold Date **07-Aug-21**

 4  3  2

Distance **0.94km**



**2B Disney Street Fawkner VIC 3060** Sold Price <sup>RS</sup> **\$693,000** Sold Date **07-Aug-21**

 3  2  2

Distance **1.28km**



**48 Bruce Street Fawkner VIC 3060** Sold Price <sup>RS</sup> **\$677,500** Sold Date **24-Aug-21**

 3  2  2

Distance **0.57km**

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

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