

33 Wymlet Street, Fawkner Vic 3060

McGrath

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Indicative Selling Price

\$670,000

Median House Price

December quarter 2017: \$737,500



 3  1  2

Rooms:

Property Type: House

Land Size: 609 sqm approx

Agent Comments

Comparable Properties



90 Denys St FAWKNER 3060 (REI)

Agent Comments

 3  1  2

Price: \$710,000

Method: Auction Sale

Date: 16/11/2017

Rooms: -

Property Type: House (Res)



53 Lynch Rd FAWKNER 3060 (REI)

Agent Comments

 3  1  2

Price: \$680,000

Method: Private Sale

Date: 27/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 616 sqm approx



1 Hudson St FAWKNER 3060 (REI)

Agent Comments

 3  1  2

Price: \$645,000

Method: Private Sale

Date: 13/02/2018

Rooms: -

Property Type: House (Res)

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

33 Wymlet Street, Fawkner Vic 3060

Indicative selling price

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

Single price

\$670,000

Median sale price

Median price

\$737,500

House

X

Unit

Suburb

Fawkner

Period - From

01/10/2017

to

31/12/2017

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	90 Denys St FAWKNER 3060	\$710,000	16/11/2017
2	53 Lynch Rd FAWKNER 3060	\$680,000	27/11/2017
3	1 Hudson St FAWKNER 3060	\$645,000	13/02/2018

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.~~