

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

3/119 MCBRYDE STREET FAWKNER VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Other

Suburb

Fawkner

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/38 EDWARD STREET FAWKNER VIC 3060	\$631,000	16-Sep-23
3/13 MORAY STREET FAWKNER VIC 3060	\$613,000	06-Apr-23

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: 30 September 2023



**1/38 EDWARD STREET FAWKNER
VIC 3060**

Sold Price

^{RS}

\$631,000

Sold Date

16-Sep-23

2

1

2

Distance

0.97km



**3/13 MORAY STREET FAWKNER
VIC 3060**

Sold Price

\$613,000

Sold Date

06-Apr-23

2

-

-

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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