

37 Glynda Street, Fawkner Vic 3060

**McGrath**

Bruno Zugaro

03 8312 9222

0411 441 428

brunozugaro@mcgrath.com.au

**Indicative Selling Price**

\$710,000

**Median House Price**

Year ending September 2018: \$741,000



3 2 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** Approx 584 sqm

approx

**Agent Comments**

## Comparable Properties



15 June St FAWKNER 3060 (REI)

**Agent Comments**

3 1 1

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 23/06/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 639 sqm approx

8 OSullivan Ct FAWKNER 3060 (REI)

**Agent Comments**

3 1 1

**Price:** \$685,000

**Method:** Auction Sale

**Date:** 22/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 536 sqm approx



36 Anderson Rd FAWKNER 3060 (REI)

**Agent Comments**

3 1 -

**Price:** \$680,000

**Method:** Sold Before Auction

**Date:** 19/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 597 sqm approx

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586

Generated: 03/12/2018 10:28



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## 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

37 Glynda 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)

Single price

\$710,000

#### Median sale price

Median price

\$741,000

House

X

Unit

Suburb

Fawkner

Period - From

01/10/2017

to

30/09/2018

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	15 June St FAWKNER 3060	\$720,000	23/06/2018
2	8 OSullivan Ct FAWKNER 3060	\$685,000	22/09/2018
3	36 Anderson Rd FAWKNER 3060	\$680,000	19/09/2018

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.~~