

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
 \$650,000 - \$690,000
Median House Price
 Year ending September 2024:
 \$785,000

Comparable Properties



78 Roebourne Crescent, Campbellfield 3061 (REI)

3 Bed 1 Bath 4 Car
Price: \$676,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Agent Comments: Superior offers more parking, comparable beds/baths, comparable as unrenovated, larger land size



23 Vervale Avenue, Fawkner 3060 (REI)

3 Bed 1 Bath 2 Car
Price: \$685,000
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 591 sqm approx
Agent Comments: Comparable attributes, slightly larger land size, comparable as unrenovated



34 Boston Street, Fawkner 3060 (REI/VG)

3 Bed 1 Bath 3 Car
Price: \$675,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 587 sqm approx
Agent Comments: Slightly larger land size, comparable as unrenovated, has additional car space, comparable beds/baths

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*

Property offered for sale

Address
Including suburb or
locality and postcode

280 McBryde Street, Fawkner Vic 3060

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb

Period - From to Source

Comparable property sales

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
78 Roebourne Crescent, CAMPBELLFIELD 3061	\$676,000	14/12/2024
23 Vervale Avenue, FAWKNER 3060	\$685,000	29/11/2024
34 Boston Street, FAWKNER 3060	\$675,000	03/08/2024

This Statement of Information was prepared on: