

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

3/151 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

\$495,000

&

\$525,000

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

2/14 Princess Street Fawkner VIC 3060	\$600,000	14-Jul-21
5/11 Wyuna Street Fawkner VIC 3060	\$535,500	22-May-21
2/8 Bruce Street Fawkner VIC 3060	\$465,000	18-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



2/14 Princess Street Fawkner VIC 3060

Sold Price

^{RS}

\$600,000

Sold Date

14-Jul-21

 2

 1

 1

Distance

1.92km



5/11 Wyuna Street Fawkner VIC 3060

Sold Price

\$535,500

Sold Date

22-May-21

 2

 1

 2

Distance

1.56km



2/8 Bruce Street Fawkner VIC 3060 Sold Price

^{RS}

\$465,000

Sold Date

18-Aug-21

 2

 1

 1

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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