

## 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

4/56 MCBRYDE STREET FAWKNER VIC 3060

### Indicative selling price

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

Single Price

or range  
between

\$425,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$573,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Oct 2022

to

30 Sep 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

3/50 MUTTON ROAD FAWKNER VIC 3060	\$425,000	11-May-23
6/57 MURRAY STREET FAWKNER VIC 3060	\$510,000	01-Aug-23
4/57 MURRAY STREET FAWKNER VIC 3060	\$510,000	01-Aug-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: 11 October 2023



**3/50 MUTTON ROAD FAWKNER  
VIC 3060**

Sold Price

**\$425,000**

Sold Date

**11-May-23**

2

-

-

Distance

**0.66km**



**6/57 MURRAY STREET FAWKNER  
VIC 3060**

Sold Price

**\$510,000**

Sold Date

**01-Aug-23**

2

1

1

Distance

**1.59km**



**4/57 MURRAY STREET FAWKNER  
VIC 3060**

Sold Price

Sold Date

**01-Aug-23**

2

1

1

Distance

**1.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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