

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

5/94 McBryde Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$465,000

&

\$495,000

Median sale price

Median price \$642,000

Property Type Unit

Suburb Fawkner

Period - From 01/10/2021

to 31/12/2021

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	2/10-12 Lee St FAWKNER 3060	\$535,000	10/12/2021
2	7/114a Major Rd FAWKNER 3060	\$510,000	07/01/2022
3	13/65 Major Rd FAWKNER 3060	\$428,000	10/11/2021

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.~~

This Statement of Information was prepared on:

23/03/2022 16:51



2 1 1

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$465,000 - \$495,000

Median Unit Price

December quarter 2021: \$642,000

Comparable Properties

2/10-12 Lee St FAWKNER 3060 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Sold Before Auction

Date: 10/12/2021

Property Type: Unit



7/114a Major Rd FAWKNER 3060 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 07/01/2022

Property Type: Unit



13/65 Major Rd FAWKNER 3060 (REI)

Agent Comments

2 1 1

Price: \$428,000

Method: Auction Sale

Date: 10/11/2021

Property Type: Unit

Land Size: 168.36 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938