

3/94 McBryde Street, Fawkner Vic 3060

**McGrath**

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**Indicative Selling Price**

**\$420,000 - \$460,000**

**Median Unit Price**

**Year ending June 2018: \$510,000**



2 2 1

**Rooms:**

**Property Type:** Townhouse (Res)

**Agent Comments**

## Comparable Properties



**4/114a Major Rd FAWKNER 3060 (REI)**

**Agent Comments**

2 1 1

**Price:** \$439,000

**Method:** Auction Sale

**Date:** 14/07/2018

**Rooms:** -

**Property Type:** Villa



**11/114 Major Rd FAWKNER 3060 (REI)**

**Agent Comments**

2 1 1

**Price:** \$430,500

**Method:** Auction Sale

**Date:** 28/04/2018

**Rooms:** 3

**Property Type:** Unit



**3/31 Beccles St FAWKNER 3060 (REI)**

**Agent Comments**

2 1 -

**Price:** \$410,000

**Method:** Private Sale

**Date:** 17/04/2018

**Rooms:** -

**Property Type:** Unit

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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

3/94 McBryde 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)

Range between

\$420,000

&

\$460,000

#### Median sale price

Median price

\$510,000

House

Unit

X

Suburb

Fawkner

Period - From

01/07/2017

to

30/06/2018

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	4/114a Major Rd FAWKNER 3060	\$439,000	14/07/2018
2	11/114 Major Rd FAWKNER 3060	\$430,500	28/04/2018
3	3/31 Beccles St FAWKNER 3060	\$410,000	17/04/2018

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.~~