

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

2/24 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Jul 2020

to

30 Jun 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

2/39 James Street Fawkner VIC 3060	\$488,500	08-Jan-21
3/85 Queens Parade Fawkner VIC 3060	\$590,000	22-Jun-21
2/18 Maher Street Fawkner VIC 3060	\$542,500	25-Mar-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: 08 July 2021



2/39 James Street Fawkner VIC 3060

2 2 1

Sold Price

\$488,500

Sold Date

08-Jan-21

Distance

0.91km



3/85 Queens Parade Fawkner VIC 3060

2 1 1

Sold Price

^{RS} **\$590,000**

Sold Date

22-Jun-21

Distance

0.93km



2/18 Maher Street Fawkner VIC 3060

2 1 1

Sold Price

\$542,500

Sold Date

25-Mar-21

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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