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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

1/47 McBryde Street Fawkner VIC 3060

 3  3  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$690,000

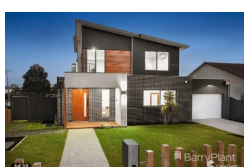
## Median Sale Price

\$499,000 Units in Fawkner between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**39 Lynch Road Fawkner VIC 3060**

Sold Price

**\$727,500**

Sold Date

**18-Aug-18**

 3  3  2

Distance

**0.28km**



**36 Major Road Fawkner VIC 3060**

Sold Price

**\$650,000**

Sold Date

**15-Sep-18**

 3  2  1

Distance

**0.66km**



**14 Glynda Street Fawkner VIC 3060**

Sold Price

**\$680,000**

Sold Date

**16-Jan-18**

 3  3  2

Distance

**1.67km**

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