

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

1b Lovely Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$592,500 Property Type Townhouse Suburb Fawkner

Period - From 13/02/2023 to 12/02/2024 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	1/119 McBryde St FAWKNER 3060	\$620,000	16/12/2023
2	3/119 McBryde St FAWKNER 3060	\$620,000	11/01/2024
3	2/56 McBryde St FAWKNER 3060	\$590,000	23/11/2023

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:

13/02/2024 14:39



Property Type: Strata
Unit/Townhouse - Conjoined
Land Size: 118 sqm approx
Agent Comments

Comparable Properties



1/119 McBryde St FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$620,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Townhouse (Res)



3/119 McBryde St FAWKNER 3060 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 11/01/2024
Property Type: Townhouse (Single)



2/56 McBryde St FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$590,000
Method: Sold Before Auction
Date: 23/11/2023
Property Type: Townhouse (Res)