

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

286 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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Fawkner

Period-from

01 Aug 2022

to

31 Jul 2023

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

28 LANIGAN STREET FAWKNER VIC 3060	\$680,000	12-Apr-23
12 LEIGHTON CRESCENT FAWKNER VIC 3060	\$640,000	04-Jul-23
4 DISNEY STREET FAWKNER VIC 3060	\$677,000	06-May-23

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: 21 August 2023

McGrath

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28 LANIGAN STREET FAWKNER VIC 3060

 3  1  3

Sold Price

\$680,000

Sold Date

12-Apr-23

Distance

0.44km



12 LEIGHTON CRESCENT FAWKNER VIC 3060

 3  1  4

Sold Price

^{RS} **\$640,000**

Sold Date

04-Jul-23

Distance

1.17km



4 DISNEY STREET FAWKNER VIC 3060

 3  1  2

Sold Price

\$677,000

Sold Date

06-May-23

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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