

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 2/296 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 & \$680,000

Median sale price

Median price \$529,000 Property Type Unit Suburb Fawkner

Period - From 30/09/2021 to 30/09/2021 Source REA

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 2/33 Hare Street Fawkner Vic 3060	\$645,000	15/02/2021
2 48 Bruce Street Fawkner Vic 3060	\$677,500	24/08/2021
3 33a Hudson Street Fawkner Vic 3060	\$685,000	28/01/2021

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: 04/10/2021