

## 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

202 MCBRYDE STREET FAWKNER VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$805,000

&

\$856,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$811,000

Property type

House

Suburb

Fawkner

Period-from

01 Mar 2021

to

28 Feb 2022

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

40 PRESTON STREET FAWKNER VIC 3060	\$870,000	29-Oct-21
11 MURRAY STREET FAWKNER VIC 3060	\$856,500	26-Feb-22
77 LYNCH ROAD FAWKNER VIC 3060	\$940,000	19-Jan-22

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: 29 March 2022



### 40 PRESTON STREET FAWKNER VIC 3060

3 1 2

Sold Price

**\$870,000**

Sold Date

**29-Oct-21**

Distance

**0.95km**



### 11 MURRAY STREET FAWKNER VIC 3060

3 1 2

Sold Price

<sup>RS</sup> **\$856,500**

Sold Date

**26-Feb-22**

Distance

**1.08km**



**CORNER BLOCK**

596m2  
(approx)

### 77 LYNCH ROAD FAWKNER VIC 3060

3 1 2

Sold Price

**\$940,000**

Sold Date

**19-Jan-22**

Distance

**1.33km**



### 130 ANDERSON ROAD FAWKNER VIC 3060

3 1 2

Sold Price

**\$808,000**

Sold Date

**13-Apr-21**

Distance

**1.33km**



### 87 MAHONEYS ROAD RESERVOIR VIC 3073

4 1 2

Sold Price

**\$842,000**

Sold Date

**04-Dec-21**

Distance

-



### 22 ALEC CRESCENT FAWKNER VIC 3060

4 1 2

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date

**05-Dec-21**

Distance

**1.07km**

RS = Recent sale

UN = Undisclosed Sale

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**24 ALLAN STREET FAWKNER VIC  
3060**

Sold Price

**\$865,000**

Sold Date

**18-Dec-21**



3



1



2

Distance

**0.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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