

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

unit 1/30 Margaret Street, Fawkner Vic 3060

Indicative selling price

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

Single price \$730,000

Median sale price

Median price \$585,750

Property Type Townhouse

Suburb Fawkner

Period - From 09/08/2020

to 08/08/2021

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	2/112 Lorne St FAWKNER 3060	\$705,700	17/06/2021
2			
3			

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:

09/08/2021 13:44

unit 1/30 Margaret Street, Fawkner Vic 3060

McGrath

Bruno Zugaro

03 8312 9222

0411 441 428

brunozugaro@mcgrath.com.au

Indicative Selling Price

\$730,000

Median Townhouse Price

09/08/2020 - 08/08/2021: \$585,750



 3  2  2

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



2/112 Lorne St FAWKNER 3060 (REI)

Agent Comments

 3  2  1

Price: \$705,700

Method: Private Sale

Date: 17/06/2021

Property Type: Townhouse (Single)

Land Size: 209 sqm approx

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.

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586



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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 unit 6/30 Margaret Street, Fawkner Vic 3060

Indicative selling price

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

Single price \$730,000

Median sale price

Median price \$585,750

Property Type Townhouse

Suburb Fawkner

Period - From 09/08/2020

to 08/08/2021

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	102a Jukes Rd FAWKNER 3060	\$715,000	27/02/2021
2	2/112 Lorne St FAWKNER 3060	\$705,700	17/06/2021
3			

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:

09/08/2021 13:47

unit 6/30 Margaret Street, Fawkner Vic 3060

McGrath

Bruno Zugaro

03 8312 9222

0411 441 428

brunozugaro@mcgrath.com.au

Indicative Selling Price

\$730,000

Median Townhouse Price

09/08/2020 - 08/08/2021: \$585,750



Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



102a Jukes Rd FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$715,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Townhouse (Res)

Land Size: 217 sqm approx



2/112 Lorne St FAWKNER 3060 (REI)

Agent Comments



Price: \$705,700

Method: Private Sale

Date: 17/06/2021

Property Type: Townhouse (Single)

Land Size: 209 sqm approx

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.

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