

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

5/49 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between

\$325,000

&

\$335,000

Median sale price

Median price

\$505,000

Property Type

Unit

Suburb

Fairfield

Period - From

01/07/2023

to

30/09/2023

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 | 2/100 Fulham Rd ALPHINGTON 3078 | \$340,000 | 03/08/2023 |
| 2 | 2/10 Station St FAIRFIELD 3078 | \$322,000 | 18/07/2023 |
| 3 | 2/26 Rushall St FAIRFIELD 3078 | \$310,000 | 07/05/2023 |

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:

24/10/2023 09:51



Property Type: Apartment

Agent Comments

Comparable Properties



2/100 Fulham Rd ALPHINGTON 3078 (REI)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 03/08/2023

Property Type: Unit



2/10 Station St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$322,000

Method: Private Sale

Date: 18/07/2023

Property Type: Unit



2/26 Rushall St FAIRFIELD 3078 (VG)

Agent Comments



Price: \$310,000

Method: Sale

Date: 07/05/2023

Property Type: Strata Flat - Single OYO Flat