

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

3/233 Station Street, Fairfield Vic 3078

Indicative selling price

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

Single price

\$299,950

Median sale price

Median price

\$721,000

Property Type

Unit

Suburb

Fairfield

Period - From

01/04/2021

to

30/06/2021

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	7/163 Gillies St FAIRFIELD 3078	\$335,000	28/06/2021
2	3/238 Arthur St FAIRFIELD 3078	\$334,000	30/04/2021
3	4/125 Arthur St FAIRFIELD 3078	\$290,000	14/04/2021

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:

02/08/2021 16:41



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$299,950

Median Unit Price

June quarter 2021: \$721,000

Comparable Properties



7/163 Gillies St FAIRFIELD 3078 (REI)

Agent Comments

 1
  1
  1

Price: \$335,000

Method: Private Sale

Date: 28/06/2021

Property Type: Apartment



3/238 Arthur St FAIRFIELD 3078 (VG)

Agent Comments

 1
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Price: \$334,000

Method: Sale

Date: 30/04/2021

Property Type: Strata Flat - Single OYO Flat

4/125 Arthur St FAIRFIELD 3078 (VG)

Agent Comments

 1
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Price: \$290,000

Method: Sale

Date: 14/04/2021

Property Type: Strata Flat - Single OYO Flat