# 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
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Single price \$299,950

#### Median sale price

Median price	\$721,000	Pro	perty Type Uni	t	Suburb	Fairfield
Period - From	01/04/2021	to	30/06/2021	Sou	rce 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.

Add	dress 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









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)



Price: \$335,000 Method: Private Sale Date: 28/06/2021 Property Type: Apartment Agent Comments



3/238 Arthur St FAIRFIELD 3078 (VG)

Agent Comments



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



Price: \$290,000 Method: Sale Date: 14/04/2021 Property Type: Strata Flat - Single OYO Flat

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.