

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

8 Lily Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$1,430,000

House

X

Unit

Suburb Fairfield

Period - From 01/07/2016

to

30/06/2017

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	203 Separation St NORTHCOTE 3070	\$1,300,000	24/05/2017
2	54 Swift St THORNBURY 3071	\$1,236,000	15/07/2017
3	13 Darling St FAIRFIELD 3078	\$1,200,000	03/06/2017

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.



3 1 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 600.9 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

Year ending June 2017: \$1,430,000

Comparable Properties



203 Separation St NORTHCOTE 3070 (REI/VG) Agent Comments

3 1 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 24/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 533 sqm approx



54 Swift St THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,236,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 508 sqm approx



13 Darling St FAIRFIELD 3078 (REI)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: House (Res)