Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

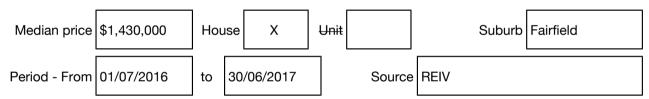
Address 8 Lily Street, Fairfield Vic 3078 Including suburb and postcode

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



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.

Account - Domain & Co PM | P: 03 9230 2100 | F: 03 92302122

propertydata

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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.





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) 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 | Agent Comments |
|--|----------------|
| 54 Swift St THORNBURY 3071 (REI) 3 1 1 1 1 Price: \$1,236,000 Method: Auction Sale Date: 15/07/2017 Rooms: 4 Property Type: House (Res) Land Size: 508 sqm approx | Agent Comments |
| 13 Darling St FAIRFIELD 3078 (REI) 3 1 2 Price: \$1,200,000 Method: Auction Sale Date: 03/06/2017 Rooms: - Property Type: House (Res) | Agent Comments |

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