### 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	10/69 Station 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 \$490,000	&	\$530,000
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# Median sale price

Median price	\$497,500	Hou	Ise	Unit	Х	Suburb	Fairfield
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

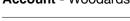
## Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	2/134 Rathmines St FAIRFIELD 3078	\$500,000	24/02/2019
2	9/170 High St NORTHCOTE 3070	\$525,000	04/12/2018
3	9/30-32 The Esplanade CLIFTON HILL 3068	\$530,000	20/02/2019

#### 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.





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Rooms: 3

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$490,000 - \$530,000 **Median Unit Price** Year ending March 2019: \$497,500

# Comparable Properties



2/134 Rathmines St FAIRFIELD 3078 (REI/VG)

**6** 

Price: \$500.000 Method: Private Sale Date: 24/02/2019

Rooms: -

Property Type: Apartment



9/170 High St NORTHCOTE 3070 (REI/VG)





Price: \$525,000 Method: Private Sale Date: 04/12/2018

Rooms: -

Property Type: Apartment



9/30-32 The Esplanade CLIFTON HILL 3068





Price: \$530,000 Method: Private Sale Date: 20/02/2019

Rooms: -

Property Type: Apartment

**Agent Comments** 

Agent Comments

**Agent Comments** 

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