

## 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

10/69 Station Street, Fairfield Vic 3078

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000

&

\$530,000

#### Median sale price

Median price \$497,500

House

Unit

X

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.

	Address 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.

10/69 Station Street, Fairfield Vic 3078



2 1 1

**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)** **Agent Comments**

2 1 1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 24/02/2019  
**Rooms:** -  
**Property Type:** Apartment



**9/170 High St NORTHCOTE 3070 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 04/12/2018  
**Rooms:** -  
**Property Type:** Apartment



**9/30-32 The Esplanade CLIFTON HILL 3068 (REI)** **Agent Comments**

2 1 1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 20/02/2019  
**Rooms:** -  
**Property Type:** Apartment