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	2/238 Arthur Street, Fairfield Vic 3078
Including suburb and	
postcode	

Indicative selling price

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

Single price \$305,000

Median sale price

Median price	\$528,500	Hou	Ise	Unit	Х	Suburb	Fairfield
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

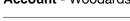
Comparable property sales (*Delete A or B below as applicable)

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	7/144 Perry St FAIRFIELD 3078	\$315,000	10/03/2018
2	9/43 Yarraford Av ALPHINGTON 3078	\$302,000	26/03/2018
3	3/42 Gillies St FAIRFIELD 3078	\$296,300	21/03/2018

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: 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$305,000 **Median Unit Price** Year ending June 2018: \$528,500

Comparable Properties



7/144 Perry St FAIRFIELD 3078 (REI/VG)

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Price: \$315.000 Method: Private Sale Date: 10/03/2018

Rooms: -

Property Type: Unit Land Size: 43 sqm approx **Agent Comments**



9/43 Yarraford Av ALPHINGTON 3078 (REI)

!= 1





Price: \$302,000 Method: Private Sale Date: 26/03/2018

Rooms: 2

Property Type: Apartment

Agent Comments



3/42 Gillies St FAIRFIELD 3078 (VG)





Price: \$296,300 Method: Sale

Rooms: -

Date: 21/03/2018

Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Woodards | P: 03 86812729 | F: 0394821491





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