

## 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

2/238 Arthur 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)

Single price

\$305,000

#### Median sale price

Median price

\$528,500

House

Unit

X

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.

	Address 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.

2/238 Arthur Street, Fairfield Vic 3078



1 1 1

**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)**

**Agent Comments**

1 1 1

**Price:** \$315,000

**Method:** Private Sale

**Date:** 10/03/2018

**Rooms:** -

**Property Type:** Unit

**Land Size:** 43 sqm approx



**9/43 Yarraford Av ALPHINGTON 3078 (REI)**

**Agent Comments**

1 1 1

**Price:** \$302,000

**Method:** Private Sale

**Date:** 26/03/2018

**Rooms:** 2

**Property Type:** Apartment



**3/42 Gillies St FAIRFIELD 3078 (VG)**

**Agent Comments**

1 - -

**Price:** \$296,300

**Method:** Sale

**Date:** 21/03/2018

**Rooms:** -

**Property Type:** Strata Flat - Single OYO Flat