

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 4/30 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$375,000 & \$385,000

Median sale price

Median price \$487,500 Property Type Unit Suburb Fairfield

Period - From 19/08/2023 to 18/08/2024 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	11/111 Gillies St FAIRFIELD 3078	\$400,000	29/02/2024
2	3/205 Station St FAIRFIELD 3078	\$400,000	28/02/2024
3			

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.

This Statement of Information was prepared on: 19/08/2024 19:08



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$375,000 - \$385,000

Median Unit Price

19/08/2023 - 18/08/2024: \$487,500

Comparable Properties



11/111 Gillies St FAIRFIELD 3078 (REI/VG)

Agent Comments

1 1 -

Price: \$400,000

Method: Private Sale

Date: 29/02/2024

Property Type: Unit



3/205 Station St FAIRFIELD 3078 (REI/VG)

Agent Comments

1 1 1

Price: \$400,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: Unit

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.