

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

1/307 Station Street, Fairfield Vic 3078

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$895,000

Median sale price

Median price \$1,290,000

House

X

Unit

Suburb Fairfield

Period - From 01/10/2018

to

31/12/2018

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	3/214 Gillies St FAIRFIELD 3078	\$940,000	23/11/2018
2	2/210 Station St FAIRFIELD 3078	\$895,000	26/09/2018
3	2/313 Rathmines St THORNBURY 3071	\$840,000	07/09/2018

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.



 3  2  1

Rooms:

Property Type: Townhouse (Res)

Land Size: 258 sqm approx

Agent Comments

Indicative Selling Price

\$895,000

Median House Price

December quarter 2018: \$1,290,000

Comparable Properties



3/214 Gillies St FAIRFIELD 3078 (REI/VG)

Agent Comments

 3  2  2

Price: \$940,000

Method: Private Sale

Date: 23/11/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 130 sqm approx



2/210 Station St FAIRFIELD 3078 (REI/VG)

Agent Comments

 3  1  1

Price: \$895,000

Method: Private Sale

Date: 26/09/2018

Rooms: -

Property Type: Townhouse (Single)



2/313 Rathmines St THORNBURY 3071 (REI/VG)

Agent Comments

 3  2  2

Price: \$840,000

Method: Sold Before Auction

Date: 07/09/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 138 sqm approx