Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Including suburb and	
postcode	

Indicative selling price

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

Range between \$550,000	&	\$600,000
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Median sale price

Median price	\$635,000	Pro	perty Type U	nit		Suburb	Fairfield
Period - From	01/07/2023	to	30/06/2024	So	ource	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

1	10/94 Union St NORTHCOTE 3070	\$600,000	25/06/2024
2	2/94 Fulham Rd ALPHINGTON 3078	\$551,500	13/06/2024
3	3/7 Wastell St NORTHCOTE 3070	\$590,000	20/04/2024

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 10:38
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Date of sale



Kristian Pithie 9403 9300 0423 294 253 kristianpithie@jelliscraig.com.au

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** Year ending June 2024: \$635,000



Property Type: Strata Unit/Flat **Agent Comments**

Comparable Properties



10/94 Union St NORTHCOTE 3070 (REI/VG)





Price: \$600,000 Method: Private Sale Date: 25/06/2024 Property Type: Unit



2/94 Fulham Rd ALPHINGTON 3078 (REI)

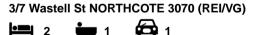


Price: \$551,500 Method: Private Sale Date: 13/06/2024

Property Type: Apartment

Agent Comments

Agent Comments





Price: \$590.000 Method: Auction Sale Date: 20/04/2024

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9403 9300



