

106/7 Railway Place, Fairfield, VIC 3078



2 Bed 2 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$629,000

Median House Price

07/10/2023 - 06/10/2024: \$609,000

Comparable Properties



5/22 Westgarth Street, Northcote 3070(REI/VG)

2 Bed 1 Bath 1 Car

Price: \$615,000

Method: Sold Before Auction

Date: 16/08/2024

Property Type: Apartment

Agent Comments: Inferior quality and condition, inferior only 1 bathroom, superior location



202/62-64 Station Street, Fairfield 3078 (REI)

2 Bed 2 Bath 1 Car

Price: \$615,000

Method: Private Sale

Date: 16/07/2024

Property Type: Apartment

Agent Comments: Comparable location, comparable attributes and condition



12/41 Fenwick Street, Clifton Hill 3068 (REI)

2 Bed 1 Bath 1 Car

Price: \$650,000

Method: Private Sale

Date: 08/07/2024

Property Type: Unit

Agent Comments: Older block, inferior condition, comparable location

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 106/7 Railway Place, Fairfield, VIC 3078

Indicative selling price

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

Single price \$629,000

Median sale price

Median price \$609,000 Unit Suburb Fairfield

Period - From 07/10/2023 to 06/10/2024 Source REIV

Comparable property sales

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 |
|--|-----------|--------------|
| 5/22 Westgarth Street, NORTHCOTE 3070 | \$615,000 | 16/08/2024 |
| 202/62-64 Station Street, FAIRFIELD 3078 | \$615,000 | 16/08/2024 |
| 12/41 Fenwick Street, CLIFTON HILL 3068 | \$650,000 | 08/07/2024 |

This Statement of Information was prepared on:

06/11/2024