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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

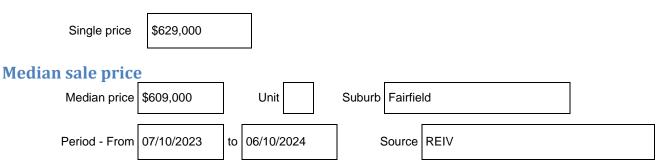
Property offered for sale

Address Including suburb or locality and postcode

stcode

Indicative selling price

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



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



This guide must not be taken as legal advice.