

### 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

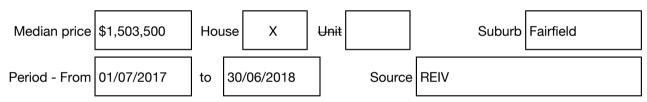
ss 232 Station Street, Fairfield Vic 3078 nd de

#### Indicative selling price

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

 Range between
 \$1,150,000
 &
 \$1,200,000

#### Median sale price



#### 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	42 Stanley St IVANHOE 3079	\$1,200,000	30/06/2018
2	189 Wingrove St FAIRFIELD 3078	\$1,174,000	22/09/2018
3	99 Arthur St FAIRFIELD 3078	\$1,165,000	09/05/2018

#### 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.

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 390 sqm approx Agent Comments Renovated Edwardian Elisse Farquhar 03 9490 0550 0419 116 130 efarquhar@milesre.com.au

Indicative Selling Price \$1,150,000 - \$1,200,000 Median House Price Year ending June 2018: \$1,503,500

## **Comparable Properties**

42 Stanley St IVANHOE 3079 (REI) 4 2 2 1 Price: \$1,200,000 Method: Auction Sale Date: 30/06/2018 Rooms: 6 Property Type: House (Res) Land Size: 315 sqm approx	Agent Comments
189 Wingrove St FAIRFIELD 3078 (REI) 3 1 3 3 Price: \$1,174,000 Method: Auction Sale Date: 22/09/2018 Rooms: - Property Type: House (Res)	Agent Comments
99 Arthur St FAIRFIELD 3078 (REI) 2 1 1 1 Price: \$1,165,000 Method: Sold Before Auction Date: 09/05/2018 Rooms: - Property Type: House (Res)	Agent Comments

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