

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

232 Station Street, Fairfield Vic 3078

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,503,500

House

X

Unit

Suburb Fairfield

Period - From 01/07/2017

to

30/06/2018

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	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.



Rooms:

Property Type: House

Land Size: 390 sqm approx

Agent Comments

Renovated Edwardian

Comparable Properties



42 Stanley St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 30/06/2018

Rooms: 6

Property Type: House (Res)

Land Size: 315 sqm approx



189 Wingrove St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$1,174,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: House (Res)



99 Arthur St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$1,165,000

Method: Sold Before Auction

Date: 09/05/2018

Rooms: -

Property Type: House (Res)