## 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

2/286 Station Street, Fairfield Vic 3078

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquo	ting		
Range betweer	\$860,000		&		\$920,000			
Median sale p	rice							
Median price	\$1,019,500	Pro	operty Type	Том	nhouse		Suburb	Fairfield
Period - From	24/02/2021	to	23/02/2022		Sc	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

24/02/2022 12:35









**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$860,000 - \$920,000 Median Townhouse Price 24/02/2021 - 23/02/2022: \$1,019,500

# **Comparable Properties**

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 - Eview Group Frankston





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