

# STATEMENT OF INFORMATION

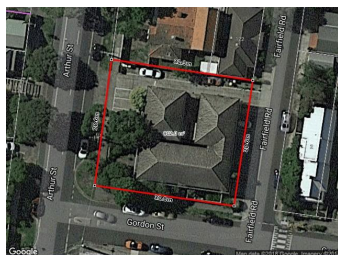
11/125 ARTHUR STREET, FAIRFIELD, VIC 3078

PREPARED BY ROBERT MAGNANO, FREEDOM PROPERTY, PHONE: 0425 772 073



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11/125 ARTHUR STREET, FAIRFIELD, VIC**

1 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$320,000 to \$350,000**

Provided by: Robert Magnano, Freedom Property

## MEDIAN SALE PRICE



**FAIRFIELD, VIC, 3078**

Suburb Median Sale Price (Unit)

**\$321,250**

01 January 2018 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**11/11 RATHMINES ST, FAIRFIELD, VIC 3078**

1 1 1

Sale Price

**\$321,250**

Sale Date: 18/01/2018

Distance from Property: 738m



**11/6 ARTHUR ST, FAIRFIELD, VIC 3078**

1 1 1

Sale Price

**\$390,000**

Sale Date: 09/12/2017

Distance from Property: 810m



**7/11 RATHMINES ST, FAIRFIELD, VIC 3078**

1 1 1

Sale Price

**\$320,000**

Sale Date: 23/01/2018

Distance from Property: 738m



This report has been compiled on 06/04/2018 by Freedom Property. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

11/125 ARTHUR STREET, FAIRFIELD, VIC 3078

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$320,000 to \$350,000

Median sale price

Median price

\$321,250

House

Unit

X

Suburb

FAIRFIELD

Period

01 January 2018 to 31 March 2018

Source



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
11/11 RATHMINES ST, FAIRFIELD, VIC 3078	\$321,250	18/01/2018
11/6 ARTHUR ST, FAIRFIELD, VIC 3078	\$390,000	09/12/2017
7/11 RATHMINES ST, FAIRFIELD, VIC 3078	\$320,000	23/01/2018