

# 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

2/10 Station 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)

Range between \$280,000

&

\$308,000

### Median sale price

Median price \$636,500

Property Type Unit

Suburb Fairfield

Period - From 29/06/2022

to

28/06/2023

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.

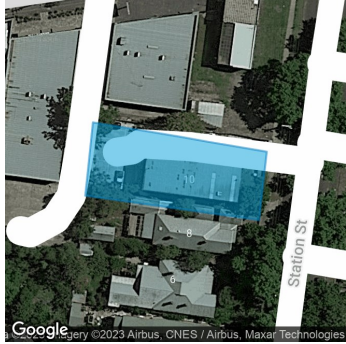
	Address of comparable property	Price	Date of sale
1	4/92 Perry St FAIRFIELD 3078	\$310,000	28/02/2023
2	5/238 Arthur St FAIRFIELD 3078	\$292,000	25/05/2023
3	7/10 Station St FAIRFIELD 3078	\$290,000	31/01/2023

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.~~

This Statement of Information was prepared on:

29/06/2023 12:08



 1  1  1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$280,000 - \$308,000

**Median Unit Price**

29/06/2022 - 28/06/2023: \$636,500

## Comparable Properties



**4/92 Perry St FAIRFIELD 3078 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$310,000

**Method:** Private Sale

**Date:** 28/02/2023

**Property Type:** Apartment



**5/238 Arthur St FAIRFIELD 3078 (REI)**

Agent Comments

 1  1  1

**Price:** \$292,000

**Method:** Private Sale

**Date:** 25/05/2023

**Property Type:** Apartment



**7/10 Station St FAIRFIELD 3078 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$290,000

**Method:** Private Sale

**Date:** 31/01/2023

**Property Type:** Flat

**Account - Barry Plant** | P: 03 9842 8888