

# 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

7/11 Rathmines 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 \$335,000 & \$345,000

### Median sale price

Median price \$505,000 Property Type Unit Suburb Fairfield

Period - From 11/04/2023 to 10/04/2024 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	6/191 Arthur St FAIRFIELD 3078	\$340,000	25/03/2024
2	9/10 Station St FAIRFIELD 3078	\$320,000	23/03/2024
3	6/92 Perry St FAIRFIELD 3078	\$317,000	05/02/2024

**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:

11/04/2024 13:22



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$335,000 - \$345,000

**Median Unit Price**

11/04/2023 - 10/04/2024: \$505,000

## Comparable Properties



**6/191 Arthur St FAIRFIELD 3078 (REI)**

Agent Comments



**Price:** \$340,000

**Method:** Private Sale

**Date:** 25/03/2024

**Property Type:** Apartment



**9/10 Station St FAIRFIELD 3078 (REI)**

Agent Comments



**Price:** \$320,000

**Method:** Private Sale

**Date:** 23/03/2024

**Property Type:** Apartment

**6/92 Perry St FAIRFIELD 3078 (VG)**

Agent Comments



**Price:** \$317,000

**Method:** Sale

**Date:** 05/02/2024

**Property Type:** Strata Unit/Flat