

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

1/92 PERRY STREET FAIRFIELD VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,500

Property type

Unit

Suburb

Fairfield

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

5/35 GRANGE ROAD FAIRFIELD VIC 3078	\$335,000	04-Dec-24
3/125 ARTHUR STREET FAIRFIELD VIC 3078	\$335,000	16-Aug-24

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 6 months.

This Statement of Information was prepared on: 29 January 2025



**5/35 GRANGE ROAD FAIRFIELD
VIC 3078**

Sold Price

^{RS}

\$335,000

Sold Date **04-Dec-24**

 1  1  -

Distance **0.44km**



**3/125 ARTHUR STREET FAIRFIELD
VIC 3078**

Sold Price

\$335,000

Sold Date **16-Aug-24**

 1  1  -

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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