

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

12/11 Rathmines Street, Fairfield Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$349,000

Median sale price

Median price \$489,000

House

Unit

X

Suburb Fairfield

Period - From 01/07/2018

to 30/09/2018

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	3/30 Rathmines St FAIRFIELD 3078	\$376,000	19/05/2018
2	8/156 Station St FAIRFIELD 3078	\$330,000	31/08/2018
3	5/223 Station St FAIRFIELD 3078	\$348,000	29/05/2018

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.

12/11 Rathmines Street, Fairfield Vic 3078

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Indicative Selling Price

\$349,000

Median Unit Price

September quarter 2018: \$489,000



 1  1  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties

3/30 Rathmines St FAIRFIELD 3078 (REI/VG)

Agent Comments

 1  1  1

Price: \$376,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: Apartment



8/156 Station St FAIRFIELD 3078 (REI/VG)

Agent Comments

 1  1  1

Price: \$330,000

Method: Private Sale

Date: 31/08/2018

Rooms: 2

Property Type: Apartment



5/223 Station St FAIRFIELD 3078 (REI/VG)

Agent Comments

 1  1  1

Price: \$348,000

Method: Private Sale

Date: 29/05/2018

Rooms: -

Property Type: Apartment