

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

204/62-64 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$772,500 Property Type Unit Suburb Fairfield

Period - From 01/01/2022 to 31/03/2022 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	209/8 Breavington Way NORTHCOTE 3070	\$580,000	21/04/2022
2	8/7 Simpson St NORTHCOTE 3070	\$570,000	09/04/2022
3	506/8 Breavington Way NORTHCOTE 3070	\$569,000	14/04/2022

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:

27/06/2022 11:40



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



209/8 Breavington Way NORTHCOTE 3070 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 21/04/2022

Property Type: Apartment



8/7 Simpson St NORTHCOTE 3070 (VG)

Agent Comments

2 - -

Price: \$570,000

Method: Sale

Date: 09/04/2022

Property Type: Strata Unit/Flat



506/8 Breavington Way NORTHCOTE 3070 (VG)

Agent Comments

2 - -

Price: \$569,000

Method: Sale

Date: 14/04/2022

Property Type: Strata Flat - Single OYO Flat