McGrath

James Moss 03 9877 1277 0418 333 676 jamesmoss@mcgrath.com.au

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

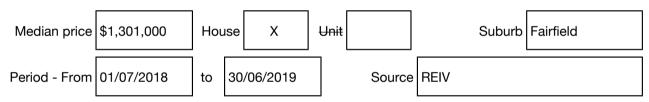
237 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Range between\$880,000&	\$960,000
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Median sale price



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	1/8 Coate Av ALPHINGTON 3078	\$947,500	13/03/2019
2	1/12 Farnan St NORTHCOTE 3070	\$920,000	18/04/2019
3	3/1 Lorna Av NORTHCOTE 3070	\$885,000	31/07/2019

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: Townhouse Land Size: 380 sqm approx Agent Comments Indicative Selling Price \$880,000 - \$960,000 Median House Price Year ending June 2019: \$1,301,000

Comparable Properties



1/8 Coate Av ALPHINGTON 3078 (REI/VG)



Price: \$947,500 Method: Private Sale Date: 13/03/2019 Rooms: 6 Property Type: Townhouse (Single)

1/12 Farnan St NORTHCOTE 3070 (VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$920,000 Method: Sale Date: 18/04/2019 Rooms: -Property Type: Flat/Unit/Apartment (Res)



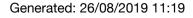
3/1 Lorna Av NORTHCOTE 3070 (REI)

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Price: \$885,000 Method: Private Sale Date: 31/07/2019

Rooms: -Property Type: Townhouse (Single)

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