

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

Median sale price

Median price

\$1,301,000

House

X

Unit

Suburb

Fairfield

Period - From

01/07/2018

to

30/06/2019

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	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.



Rooms:

Property Type: Townhouse

Land Size: 380 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments



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



Price: \$920,000

Method: Sale

Date: 18/04/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



3/1 Lorna Av NORTHCOTE 3070 (REI)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 31/07/2019

Rooms: -

Property Type: Townhouse (Single)