

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

7 Separation Street, Fairfield Vic 3078

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,430,000

House

X

Unit

Suburb

Fairfield

Period - From

01/07/2016

to

30/06/2017

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	45 White St FAIRFIELD 3078	\$1,300,000	23/09/2017
2	108 Grange Rd ALPHINGTON 3078	\$1,180,000	05/08/2017
3	21 Separation St FAIRFIELD 3078	\$1,100,000	09/09/2017

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.~~



3 2 4

Rooms:
Property Type: House (Res)
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000
Median House Price
Year ending June 2017: \$1,430,000

Comparable Properties



45 White St FAIRFIELD 3078 (REI)

Agent Comments

3 2 1

Price: \$1,300,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: House (Res)



108 Grange Rd ALPHINGTON 3078 (REI)

Agent Comments

3 1 1

Price: \$1,180,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 405 sqm approx



21 Separation St FAIRFIELD 3078 (REI)

Agent Comments

3 1 1

Price: \$1,100,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)

Smaller parcel of land - A run-down house