### 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

1/268 Rathmines Street, Fairfield Vic 3078

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$960,000		&		\$1,020,000			
Median sale p	rice							
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Fairfield
Period - From	01/10/2021	to	31/12/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	105A South Cr NORTHCOTE 3070	\$1,100,000	18/12/2021
2	2/110 Ford St IVANHOE 3079	\$925,000	18/12/2021
3			

OR

**B**<sup>\*</sup> 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:

08/02/2022 11:07



### 1/268 Rathmines Street, Fairfield Vic 3078

# LOVE & CO



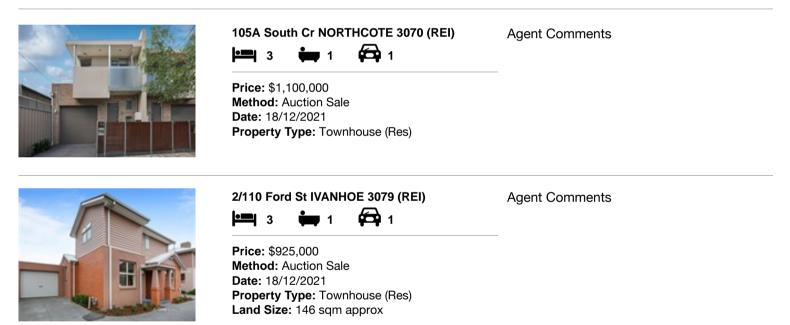


**Property Type:** Villa Agent Comments

George Theocharis 03 9480 2288 0415 578 809 george.t@lovere.com.au

Indicative Selling Price \$960,000 - \$1,020,000 Median Unit Price December quarter 2021: \$615,000

## **Comparable Properties**



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.

#### Account - Love & Co

propertydata



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