

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 consumer.vic.gov.au/underquoting

Range between

\$960,000

&

\$1,020,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Fairfield

Period - From

01/10/2021

to

31/12/2021

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	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*~~ 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

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



3 1 1

Property Type: Villa

Agent Comments

Comparable Properties



105A South Cr NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,100,000

Method: Auction Sale

Date: 18/12/2021

Property Type: Townhouse (Res)



2/110 Ford St IVANHOE 3079 (REI)

Agent Comments

3 1 1

Price: \$925,000

Method: Auction Sale

Date: 18/12/2021

Property Type: Townhouse (Res)

Land Size: 146 sqm approx

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