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STATEMENT OF INFORMATION

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Unit Offered for Sale

4/10-12 Separation Street Fairfield VIC 3078

1 1 1

Indicative Selling Price

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

Range between \$350,000 & \$385,000

Median Sale Price

\$575,000 Units in Fairfield between May 2016 - Apr 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**5/291-297 Heidelberg Road
Northcote VIC 3070**

1 1 1

Sold Price **\$330,000** Sold Date **25-Feb-17**

Distance **1.73km**



6/5 Noel Street Ivanhoe VIC 3079

1 1 1

Sold Price **\$389,000** Sold Date **05-Jan-17**

Distance **1.95km**



**6/41 Alphington Street Alphington
VIC 3078**

1 1 1

Sold Price **\$340,000** Sold Date **10-Dec-16**

Distance **1.35km**

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