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

2/65 Station Street, Fairfield Vic 3078

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$850,000		&		\$900,000			
Median sale p	rice							
Median price	\$662,500	Pro	operty Type	Unit			Suburb	Fairfield
Period - From	01/07/2024	to	30/09/2024		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 six months 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	3/50 Austin St ALPHINGTON 3078	\$850,000	05/10/2024
2	11 Welsh Way ALPHINGTON 3078	\$870,000	10/08/2024
3	173 Wingrove St FAIRFIELD 3078	\$860,000	17/05/2024

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:

23/10/2024 11:28



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Property Type: Agent Comments

Vincent Silvestro 03 9068 4851 0426 199 509 vincent@whitefoxrealestate.com.au

Indicative Selling Price \$850,000 - \$900,000 **Median Unit Price** September quarter 2024: \$662,500

Comparable Properties



3/50 Austin St ALPHINGTON 3078 (REI)



Price: \$850,000 Method: Auction Sale Date: 05/10/2024 Property Type: Unit

Agent Comments

Agent Comments



11 Welsh Way ALPHINGTON 3078 (REI/VG)

2 2

Price: \$870,000 Method: Auction Sale Date: 10/08/2024 Property Type: House (Res)

173 Wingrove St FAIRFIELD 3078 (REI/VG)



Agent Comments

Price: \$860.000 Method: Private Sale Date: 17/05/2024 Property Type: House (Res) Land Size: 488 sqm approx

Account - Whitefox Real Estate | P: 96459699



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