

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$662,500 Property Type Unit Suburb Fairfield

Period - From 01/07/2024 to 30/09/2024 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	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

Vincent Silvestro

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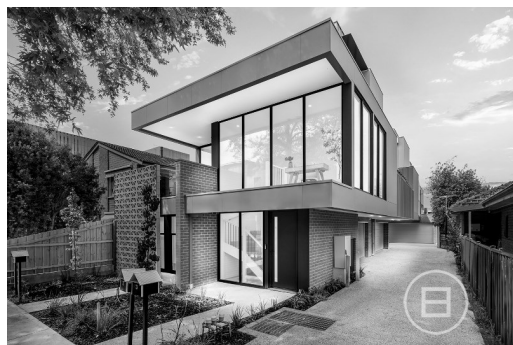
vincent@whitefoxrealestate.com.au

**Indicative Selling Price**

\$850,000 - \$900,000

**Median Unit Price**

September quarter 2024: \$662,500



 2  2  2

**Property Type:**

Agent Comments

## Comparable Properties



**3/50 Austin St ALPHINGTON 3078 (REI)**

Agent Comments

 2  1  1

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Unit



**11 Welsh Way ALPHINGTON 3078 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$870,000

**Method:** Auction Sale

**Date:** 10/08/2024

**Property Type:** House (Res)



**173 Wingrove St FAIRFIELD 3078 (REI/VG)**

Agent Comments

 2  1  1

**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