

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

3/260 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Range between

\$930,000

&

\$960,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Fairfield

Period - From

01/10/2022

to

31/12/2022

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	2/260 Rathmines St FAIRFIELD 3078	\$870,000	03/04/2023
2			
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:

14/04/2023 12:59

3/260 Rathmines Street, Fairfield Vic 3078



Justin Mellar
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Indicative Selling Price

\$930,000 - \$960,000

Median Unit Price

December quarter 2022: \$580,000



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/260 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 03/04/2023

Property Type: Townhouse (Single)

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 - Jellis Craig | P: 03 9403 9300



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