

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

7/209 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Single price \$695,000

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	1/19 Harker St ALPHINGTON 3078	\$695,000	18/03/2023
2	4/206 Dundas St THORNBURY 3071	\$689,000	18/01/2023
3	101/979 Heidelberg Rd IVANHOE 3079	\$685,000	01/03/2023

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:

21/03/2023 10:52



Property Type:

Agent Comments

Comparable Properties



1/19 Harker St ALPHINGTON 3078 (REI)

Agent Comments



Price: \$695,000

Method: Auction Sale

Date: 18/03/2023

Rooms: 3

Property Type: Unit



4/206 Dundas St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$689,000

Method: Private Sale

Date: 18/01/2023

Property Type: Townhouse (Single)



101/979 Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 01/03/2023

Rooms: 3

Property Type: Apartment