

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

4/206 Arthur Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Fairfield

Period - From 24/04/2019 to 23/04/2020 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	4/205 Station St FAIRFIELD 3078	\$420,000	14/03/2020
2	4/121 Gillies St FAIRFIELD 3078	\$415,000	27/03/2020
3	5/200 Westgarth St NORTHCOTE 3070	\$426,500	19/02/2020

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:

24/04/2020 15:01



Property Type: Apartment

Agent Comments

Comparable Properties



4/205 Station St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$420,000

Method: Auction Sale

Date: 14/03/2020

Property Type: Apartment



4/121 Gillies St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$415,000

Method: Auction Sale

Date: 27/03/2020

Property Type: Apartment



5/200 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$426,500

Method: Private Sale

Date: 19/02/2020

Property Type: Apartment