

## 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

2/63 Grange Road, Fairfield Vic 3078

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$680,000

#### Median sale price

Median price \$612,000

House

Unit

X

Suburb Fairfield

Period - From 01/10/2016

to

30/09/2017

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	2/105 Perry St FAIRFIELD 3078	\$768,500	17/06/2017
2	1/22 Rathmines St FAIRFIELD 3078	\$686,000	17/06/2017
3	9/10-12 Yarralea St ALPHINGTON 3078	\$657,000	14/10/2017

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.~~