

# 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

7/233 Station Street, Fairfield Vic 3078

### Indicative selling price

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

Range between

\$280,000

&

\$300,000

### Median sale price

Median price

\$632,500

Property Type

Unit

Suburb

Fairfield

Period - From

01/01/2021

to

31/12/2021

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	3/233 Station St FAIRFIELD 3078	\$300,000	20/10/2021
2	14/233 Station St FAIRFIELD 3078	\$299,000	21/10/2021
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:

30/03/2022 12:14



 1  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$280,000 - \$300,000

**Median Unit Price**

Year ending December 2021: \$632,500

## Comparable Properties



**3/233 Station St FAIRFIELD 3078 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$300,000

**Method:** Private Sale

**Date:** 20/10/2021

**Rooms:** 2

**Property Type:** Apartment



**14/233 Station St FAIRFIELD 3078 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$299,000

**Method:** Private Sale

**Date:** 21/10/2021

**Property Type:** Apartment

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.