

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

12/34 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$814,000

Property Type

Unit

Suburb

Fairfield

Period - From

01/04/2023

to

30/06/2023

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	4/12 Brennand St FITZROY NORTH 3068	\$405,000	19/07/2023
2	2/56 Arthur St FAIRFIELD 3078	\$345,000	18/03/2023
3	8/42 Gillies St FAIRFIELD 3078	\$273,000	02/08/2023

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:

07/08/2023 11:46

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Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

June quarter 2023: \$814,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/12 Brennand St FITZROY NORTH 3068 (REI) Agent Comments

1 1 1

Price: \$405,000

Method: Private Sale

Date: 19/07/2023

Property Type: Apartment



2/56 Arthur St FAIRFIELD 3078 (REI) Agent Comments

1 1 1

Price: \$345,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Apartment



8/42 Gillies St FAIRFIELD 3078 (REI) Agent Comments

1 1 -

Price: \$273,000

Method: Private Sale

Date: 02/08/2023

Property Type: Apartment

Account - Love & Co