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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing			
Range betweer	\$320,000		&		\$350,000				
Median sale p	rice								
Median price	\$814,000	Pro	operty Type	Unit			Suburb	Fairfield	
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress 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



12/34 Rathmines Street, Fairfield Vic 3078

LOVE & CO





Property Type: Apartment Agent Comments

Eric Brown 9480 2288 0474 870 856 eric.b@lovere.com.au

Indicative Selling Price \$320,000 - \$350,000 **Median Unit Price** June quarter 2023: \$814,000

Comparable Properties



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



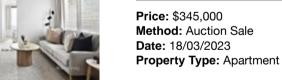
Price: \$405,000 Method: Private Sale Date: 19/07/2023 Property Type: Apartment



2/56 Arthur St FAIRFIELD 3078 (REI)

6 1 1 1

Price: \$345,000



propertydata

8/42 Gillies St FAIRFIELD 3078 (REI)



Agent Comments

Agent Comments



Price: \$273,000 Method: Private Sale Date: 02/08/2023 Property Type: Apartment

Account - Love & Co



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