

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

250 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,312,000 Property Type House Suburb Fairfield

Period - From 01/10/2018 to 30/09/2019 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	134 Westgarth St NORTHCOTE 3070	\$945,000	07/09/2019
2	47 Victoria Rd NORTHCOTE 3070	\$932,500	04/07/2019
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:

25/10/2019 09:52



Property Type: House (Res)

Land Size: 259 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending September 2019: \$1,312,000

Comparable Properties



134 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$945,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)



47 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$932,500

Method: Private Sale

Date: 04/07/2019

Property Type: House

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.