

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

111/62-64 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between

\$430,000

&

\$460,000

Median sale price

Median price

\$623,000

Property Type

Unit

Suburb

Fairfield

Period - From

01/07/2022

to

30/09/2022

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	305/30 Railway PI FAIRFIELD 3078	\$520,000	09/08/2022
2	45/262 Heidelberg Rd FAIRFIELD 3078	\$477,500	01/06/2022
3	1/41 Yarraford Av ALPHINGTON 3078	\$440,000	15/06/2022

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:

10/11/2022 09:01


Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

September quarter 2022: \$623,000

Comparable Properties


305/30 Railway PI FAIRFIELD 3078 (REI/VG)

Agent Comments


Price: \$520,000

Method: Private Sale

Date: 09/08/2022

Property Type: Apartment

45/262 Heidelberg Rd FAIRFIELD 3078 (REI/VG)

Agent Comments


Price: \$477,500

Method: Private Sale

Date: 01/06/2022

Property Type: Apartment

1/41 Yarraford Av ALPHINGTON 3078 (VG)

Agent Comments


Price: \$440,000

Method: Sale

Date: 15/06/2022

Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit