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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$430,000		&		\$460,000			
Median sale pr	rice							
Median price	\$623,000	Pro	operty Type	Unit			Suburb	Fairfield
Period - From	01/07/2022	to	30/09/2022		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.

Ad	dress 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)



Price: \$520,000 Method: Private Sale Date: 09/08/2022 Property Type: Apartment



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

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

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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