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

2/240 Station Street, Fairfield Vic 3078

Indicative selling price

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

Single price \$675,000

Median sale price

Median price	\$727,000	Pro	operty Type Unit	t		Suburb	Fairfield
Period - From	01/01/2024	to	31/03/2024	Sou	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	1/83 Speight St THORNBURY 3071	\$728,000	20/04/2024
2	6/33 Chingford St FAIRFIELD 3078	\$727,000	17/02/2024
3	3/307 Station St FAIRFIELD 3078	\$720,000	06/04/2024

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:

08/07/2024 12:06









Property Type: Unit Agent Comments

Indicative Selling Price \$675,000 **Median Unit Price** March quarter 2024: \$727,000

Comparable Properties



1/83 Speight St THORNBURY 3071 (REI/VG)



Price: \$728.000 Method: Auction Sale Date: 20/04/2024 Property Type: Unit

Agent Comments

Agent Comments



Price: \$727,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit

1 2



3/307 Station St FAIRFIELD 3078 (REI/VG)

6/33 Chingford St FAIRFIELD 3078 (REI/VG)

2 2



2

Agent Comments

Price: \$720,000 Method: Auction Sale Date: 06/04/2024 Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.