

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

3/235 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Single price \$309,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb Fairfield

Period - From 29/10/2021

to 28/10/2022

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	12/90 Yarralea St ALPHINGTON 3078	\$299,000	16/05/2022
2	3/234 Rathmines St FAIRFIELD 3078	\$315,000	21/06/2022
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:

29/10/2022 18:49

3/235 Rathmines Street, Fairfield Vic 3078



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Indicative Selling Price

\$309,000

Median Unit Price

29/10/2021 - 28/10/2022: \$565,000



Property Type: Apartment

Agent Comments

Comparable Properties



12/90 Yarralea St ALPHINGTON 3078 (REI)

Agent Comments



Price: \$299,000

Method: Private Sale

Date: 16/05/2022

Property Type: Apartment



3/234 Rathmines St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 21/06/2022

Property Type: Unit

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.

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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