

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

299 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,430,000 House X Unit Suburb Fairfield

Period - From 01/07/2016 to 30/06/2017 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	243 Darebin Rd THORNBURY 3071	\$1,460,000	24/06/2017
2	236 Rossmoyne St THORNBURY 3071	\$1,350,000	09/08/2017
3	45 White St FAIRFIELD 3078	\$1,300,000	23/09/2017

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.~~



Rooms:
Property Type: House
Land Size: 578 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending June 2017: \$1,430,000

Comparable Properties



243 Darebin Rd THORNBURY 3071 (REI)

Agent Comments



Price: \$1,460,000
Method: Auction Sale
Date: 24/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 508 sqm approx



236 Rossmoyne St THORNBURY 3071 (REI)

Agent Comments



Larger parcel of land. 704sqm

Price: \$1,350,000
Method: Private Sale
Date: 09/08/2017
Rooms: -
Property Type: House (Res)



45 White St FAIRFIELD 3078 (REI)

Agent Comments



486sqm corner block.

Price: \$1,300,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: House (Res)