

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

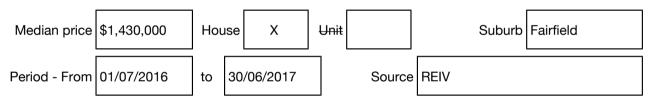
Address 299 Station Street, Fairfield Vic 3078 Including suburb and postcode

Indicative selling price

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

Range between \$1,200,000 &

Median sale price



\$1.300.000

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.

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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.







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

511,1	243 Darebin Rd THORNBURY 3071 (REI) 2 1 2 2 Price: \$1,460,000 Method: Auction Sale Date: 24/06/2017 Rooms: - Property Type: House (Res) Land Size: 508 sqm approx	Agent Comments
	236 Rossmoyne St THORNBURY 3071 (REI) 236 Rossmoyne St THORNBURY 3071 (REI) 237 (REI) 238 Rossmoyne St THORNBURY 3071 (REI) 239 Rossmoyne St THORNBURY 3071 (REI) 239 Rossmoyne St THORNBURY 3071 (REI) 230 Rossmoyne St THORNBURY 3071 (REI) 230 Rossmoyne St THORNBURY 3071 (REI) 230 Rossmoyne St THORNBURY 3071 (REI) 231 Rossmoyne St THORNBURY 3071 (REI) 231 Rossmoyne St THORNBURY 3071 (REI) 232 Rossmoyne St THORNBURY 3071 (REI) 232 Rossmoyne St THORNBURY 3071 (REI) 233 Rossmoyne St THORNBURY 3071 (REI) 234 Rossmoyne St THORNBURY 3071 (REI) 235 Rossmoyne St THORNBURY 3071 (REI) 235 Rossmoyne St THORNBURY 3071 (REI) 236 Rossmoyne St THORNBURY 3071 (REI) 237 Rossmoyne St THORNBURY 3071 (REI) 238 Ros	Agent Comments Larger parcel of land. 704sqm
	45 White St FAIRFIELD 3078 (REI) 3 2 2 1 Price: \$1,300,000 Method: Auction Sale Date: 23/09/2017 Rooms: 4 Property Type: House (Res)	Agent Comments 486sqm corner block.

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