

## 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

237a Rathmines Street, Fairfield Vic 3078

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 &amp; \$1,045,000

**Median sale price**

Median price \$1,503,500 House X Unit Suburb Fairfield

Period - From 01/07/2017 to 30/06/2018 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	2/200 Rathmines St FAIRFIELD 3078	\$1,270,000	13/07/2018
2	2/207 Gillies St FAIRFIELD 3078	\$1,043,000	10/03/2018
3	3/25 Wilmoth St THORBURY 3071	\$980,000	26/02/2018

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.~~