

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

2/206 Arthur Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$623,000

Property Type Unit

Suburb Fairfield

Period - From 01/07/2022

to

30/09/2022

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	4/56 Arthur St FAIRFIELD 3078	\$660,000	16/07/2022
2	13/14 Albert St NORTHCOTE 3070	\$640,000	20/12/2022
3	7/109 Flinders St THORBURY 3071	\$618,000	19/12/2022

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:

11/01/2023 09:15



 2  1  1

Property Type: Apartment

Land Size: 0 sqm approx

Agent Comments

Comparable Properties



4/56 Arthur St FAIRFIELD 3078 (REI/VG)

Agent Comments

 2  1  1

Price: \$660,000

Method: Auction Sale

Date: 16/07/2022

Property Type: Apartment



13/14 Albert St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  1

Price: \$640,000

Method: Private Sale

Date: 20/12/2022

Property Type: Apartment



7/109 Flinders St THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$618,000

Method: Private Sale

Date: 19/12/2022

Property Type: Apartment