

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

205/30 Railway Place, Fairfield Vic 3078

Indicative selling price

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

Range between \$490,000 & \$520,000

Median sale price

Median price \$721,000

Property Type Unit

Suburb Fairfield

Period - From 01/04/2021

to 30/06/2021

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	3/62 Station St FAIRFIELD 3078	\$508,000	24/04/2021
2	110 Wiltshire Dr KEW 3101	\$500,000	25/05/2021
3	14/262 Heidelberg Rd FAIRFIELD 3078	\$470,000	20/08/2021

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:

06/10/2021 12:19

205/30 Railway Place, Fairfield Vic 3078

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$490,000 - \$520,000
Median Unit Price
June quarter 2021: \$721,000

Comparable Properties

3/62 Station St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$508,000
Method: Private Sale
Date: 24/04/2021
Property Type: Unit

110 Wiltshire Dr KEW 3101 (VG)

Agent Comments



Price: \$500,000
Method: Sale
Date: 25/05/2021
Property Type: Flat/Unit/Apartment (Res)



14/262 Heidelberg Rd FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 20/08/2021
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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