

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

4/203 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between

\$485,000

&

\$515,000

Median sale price

Median price

\$676,000

House

Unit

X

Suburb

Fairfield

Period - From

01/01/2017

to

31/12/2017

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	10/167 Darebin Rd THORNBURY 3071	\$505,000	15/02/2018
2	11/59 Rathmines St FAIRFIELD 3078	\$508,000	09/09/2017
3	1/72 Ross St NORTHCOTE 3070	\$515,000	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.

4/203 Station Street, Fairfield Vic 3078



 2  1  1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$485,000 - \$515,000

Median Unit Price

Year ending December 2017: \$676,000

Comparable Properties



10/167 Darebin Rd THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$505,000

Method: Sold Before Auction

Date: 15/02/2018

Rooms: 3

Property Type: Apartment



11/59 Rathmines St FAIRFIELD 3078 (REI/VG)

Agent Comments

 2  1  1

Price: \$508,000

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: Apartment



1/72 Ross St NORTHCOTE 3070 (REI/VG)

Agent Comments

 2  1  1

Price: \$515,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 4

Property Type: Apartment