

# 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

205/66 Station 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 \$500,000 & \$539,000

### Median sale price

Median price \$546,250 Property Type Unit Suburb Fairfield

Period - From 20/12/2021 to 19/12/2022 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	201A/168 Victoria Rd NORTHCOTE 3070	\$500,000	04/10/2022
2	204/62-64 Station St FAIRFIELD 3078	\$547,500	10/07/2022
3	104/62-64 Station St FAIRFIELD 3078	\$555,000	28/11/2022

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:

20/12/2022 16:01



 2  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**201A/168 Victoria Rd NORTHCOTE 3070 (REI)** **Agent Comments**

 2  1  1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 04/10/2022

**Property Type:** Apartment



**204/62-64 Station St FAIRFIELD 3078 (REI)** **Agent Comments**

 2  1  1

**Price:** \$547,500

**Method:** Private Sale

**Date:** 10/07/2022

**Property Type:** Apartment



**104/62-64 Station St FAIRFIELD 3078 (REI)** **Agent Comments**

 2  1  1

**Price:** \$555,000

**Method:** Private Sale

**Date:** 28/11/2022

**Property Type:** Apartment