

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

108/7-9 Railway Place, Fairfield Vic 3078

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$609,000

Median sale price*

Median price House Unit Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

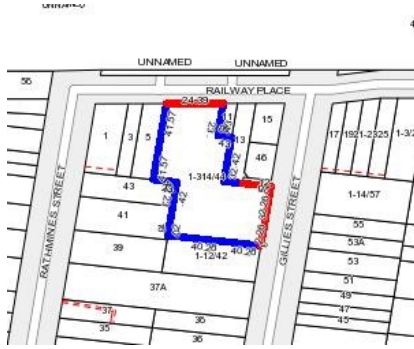
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/105 Grange Rd FAIRFIELD 3078	\$655,000	20/09/2018
2	5/257 Gillies St FAIRFIELD 3078	\$650,000	15/10/2018
3	108/405 High St NORTHCOTE 3070	\$605,000	18/06/2018

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$609,000
No median price available

Comparable Properties



4/105 Grange Rd FAIRFIELD 3078 (REI)

Agent Comments

2 1 1

Price: \$655,000
Method: Private Sale
Date: 20/09/2018
Rooms: -
Property Type: Unit



5/257 Gillies St FAIRFIELD 3078 (REI)

Agent Comments

2 2 1

Price: \$650,000
Method: Sold Before Auction
Date: 15/10/2018
Rooms: -
Property Type: Apartment

108/405 High St NORTHCOTE 3070 (VG)

Agent Comments

2 - -

Price: \$605,000
Method: Sale
Date: 18/06/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)