

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

3/30 RATHMINES STREET FAIRFIELD VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Fairfield

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

3/130 GILLIES STREET FAIRFIELD VIC 3078	\$447,000	12-Oct-24
4/130 GILLIES STREET FAIRFIELD VIC 3078	\$435,000	16-Oct-24
9/205 STATION STREET FAIRFIELD VIC 3078	\$430,000	20-Sep-24

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 6 months.

This Statement of Information was prepared on: 24 October 2024



3/130 GILLIES STREET FAIRFIELD VIC 3078

1 1 -

Sold Price

^{RS} **\$447,000**

Sold Date

12-Oct-24

Distance

0.9km



4/130 GILLIES STREET FAIRFIELD VIC 3078

1 1 -

Sold Price

^{RS} **\$435,000**

Sold Date

16-Oct-24

Distance

0.9km



9/205 STATION STREET FAIRFIELD VIC 3078

1 1 -

Sold Price

^{RS} **\$430,000**

Sold Date

20-Sep-24

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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