## 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

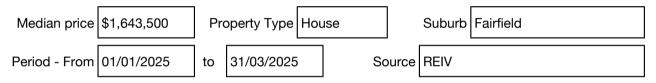
227 Rathmines Street, Fairfield Vic 3078

#### Indicative selling price

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Single price \$3,250,000

#### Median sale price



#### 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.

Add	dress of comparable property	Price	Date of sale
1	174 Rathmines St FAIRFIELD 3078	\$3,410,000	16/04/2025
2	272 Clarke St NORTHCOTE 3070	\$3,275,000	31/03/2025
3	14 Sharp St NORTHCOTE 3070	\$3,265,000	01/03/2025

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:

09/05/2025 15:43





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**Indicative Selling Price** \$3,250,000 **Median House Price** March quarter 2025: \$1,643,500



Property Type: House (Res) Land Size: 539 sqm approx

Agent Comments

Expertly designed and impeccably appointed, this sublime four bedroom plus study home showcases a love of light and landscaping on a superb scale. Stroll to a wealth of amenities.

# **Comparable Properties**

174 Rathmines St FAIRFIELD 3078 (REI) 4 2 2 1 Price: \$3,410,000 Method: Private Sale Date: 16/04/2025 Property Type: House	Agent Comments
272 Clarke St NORTHCOTE 3070 (REI) 4 2 2 2 Price: \$3,275,000 Method: Private Sale Date: 31/03/2025 Property Type: House	Agent Comments
14 Sharp St NORTHCOTE 3070 (REI)   1 <td>Agent Comments</td>	Agent Comments

Account - Jellis Craig | P: 03 9403 9300



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