

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

105/57 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$489,000 House Unit X Suburb Fairfield

Period - From 01/07/2018 to 30/09/2018 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	4/105 Grange Rd FAIRFIELD 3078	\$655,000	20/09/2018
2	5/257 Gillies St FAIRFIELD 3078	\$650,000	15/10/2018
3	51/337 Station St THORBURY 3071	\$635,000	10/10/2018

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.

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Indicative Selling Price

\$620,000 - \$660,000

Median Unit Price

September quarter 2018: \$489,000



2 2 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



4/105 Grange Rd FAIRFIELD 3078 (REI/VG)

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



51/337 Station St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$635,000

Method: Private Sale

Date: 10/10/2018

Rooms: -

Property Type: Apartment