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	1/59 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Range between $380,000 & $410,000

Median sale price

Median price $605,000 Property Type Unit Suburb Fairfield

Period - From 23/02/2021 to 22/02/2022 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	103/62-64 Station St FAIRFIELD 3078	$400,000	18/01/2022
2	6/10-12 Separation St FAIRFIELD 3078	$395,000	30/09/2021
3	3/15 St Bernards Rd ALPHINGTON 3078	$390,500	14/11/2021

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: 23/02/2022 11:28

1/59 Rathmines Street, Fairfield Vic 3078

Aqil Saibo
03 9347 1170
0480 376 905
aqil.saibo@belleproperty.com



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$380,000 - $410,000
Median Unit Price
23/02/2021 - 22/02/2022: $605,000

Comparable Properties



103/62-64 Station St FAIRFIELD 3078 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 18/01/2022
Property Type: Apartment

Agent Comments



6/10-12 Separation St FAIRFIELD 3078 (REI)

1 1 1

Price: $395,000
Method: Sold Before Auction
Date: 30/09/2021
Property Type: Unit

Agent Comments



3/15 St Bernards Rd ALPHINGTON 3078 (REI/VG)

1 1 1

Price: $390,500
Method: Private Sale
Date: 14/11/2021
Property Type: Apartment

Agent Comments

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