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	304/9 Railway Place, Fairfield Vic 3078

Indicative selling price

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

Range between $405,000 & $445,000

Median sale price

Median price $615,000 Property Type Unit Suburb Fairfield

Period - From 01/07/2021 to 30/06/2022 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	214/44 Gillies St FAIRFIELD 3078	$448,000	02/05/2022
2	203/8 Breavington Way NORTHCOTE 3070	$440,000	17/08/2022
3	5/200 Westgarth St NORTHCOTE 3070	$420,000	05/08/2022

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: 11/10/2022 15:19

304/9 Railway Place, Fairfield Vic 3078

Lisa Roberts
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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$405,000 - $445,000
Median Unit Price
Year ending June 2022: $615,000

Comparable Properties

214/44 Gillies St FAIRFIELD 3078 (REI/VG)

1 1 1

Agent Comments

Price: $448,000
Method: Sold Before Auction
Date: 02/05/2022
Property Type: Apartment



203/8 Breavington Way NORTHCOTE 3070 (VG)

1 - -

Agent Comments

Price: $440,000
Method: Sale
Date: 17/08/2022
Property Type: Strata Flat - Single OYO Flat



5/200 Westgarth St NORTHCOTE 3070 (REI/VG)

1 1 1

Agent Comments

Price: $420,000
Method: Private Sale
Date: 05/08/2022
Property Type: Apartment

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