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	1/56 ARTHUR 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	$360,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$814,000	Property type	Unit	Suburb	Fairfield
Period-from	01 Aug 2023	to	31 Jul 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
7/11 RATHMINES STREET FAIRFIELD VIC 3078	$351,351	27-Apr-24
5/74 RATHMINES STREET FAIRFIELD VIC 3078	$365,000	13-Jul-24
5/10 STATION STREET FAIRFIELD VIC 3078	$357,000	20-Apr-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: 28 August 2024

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7/11 RATHMINES STREET FAIRFIELD VIC 3078

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Sold Price **$351,351** Sold Date **27-Apr-24**

Distance **0.35km**



5/74 RATHMINES STREET FAIRFIELD VIC 3078

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Sold Price RS **$365,000** Sold Date **13-Jul-24**

Distance **0.38km**



5/10 STATION STREET FAIRFIELD VIC 3078

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Sold Price **$357,000** Sold Date **20-Apr-24**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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