

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

172 Arthur Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,626,000

Property Type House

Suburb Fairfield

Period - From 01/07/2023

to 30/06/2024

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	32 Mitchell St NORTHCOTE 3070	\$2,100,000	14/09/2024
2	35 Cain Av NORTHCOTE 3070	\$2,060,000	27/08/2024
3	14 Andrew St NORTHCOTE 3070	\$1,925,000	10/08/2024

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:

08/10/2024 09:53



3 1 3

Property Type: House

Land Size: 797 sqm approx.

Agent Comments

Comparable Properties



32 Mitchell St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$2,100,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)



35 Cain Av NORTHCOTE 3070 (REI)

Agent Comments

4 2 3

Price: \$2,060,000

Method: Private Sale

Date: 27/08/2024

Property Type: House (Res)

Land Size: 588 sqm approx



14 Andrew St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,925,000

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)

Land Size: 539 sqm approx