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	32a Separation Street, Fairfield Vic 3078

Indicative selling price

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

Single price $1,040,000

Median sale price

Median price $1,800,000 Property Type House Suburb Fairfield

Period - From 01/07/2024 to 30/09/2024 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	2 Evans St FAIRFIELD 3078	$1,060,000	07/10/2024
2	29a Sparks Av FAIRFIELD 3078	$1,050,000	19/08/2024
3	196 Station St FAIRFIELD 3078	$1,080,000	03/08/2024

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: 18/11/2024 16:13

32a Separation Street, Fairfield Vic 3078

Justin Mellar
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3 1 2

Property Type: House (Res)
Land Size: 241 sqm approx

Agent Comments

Indicative Selling Price
$1,040,000
Median House Price
September quarter 2024: $1,800,000

Comparable Properties



2 Evans St FAIRFIELD 3078 (REI/VG)

3 1 1

Price: $1,060,000
Method: Private Sale
Date: 07/10/2024
Property Type: Townhouse (Res)

Agent Comments



29a Sparks Av FAIRFIELD 3078 (VG)

3 - -

Price: $1,050,000
Method: Sale
Date: 19/08/2024
Property Type: House - Attached House N.E.C.
Land Size: 279 sqm approx

Agent Comments



196 Station St FAIRFIELD 3078 (REI)

3 1 2

Price: $1,080,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)

Agent Comments

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