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	5/238 Arthur Street, Fairfield Vic 3078

Indicative selling price

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

Single price $305,000

Median sale price

Median price $632,500 Property Type Unit Suburb Fairfield

Period - From 01/01/2023 to 31/03/2023 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	6/163 Gillies St FAIRFIELD 3078	$330,000	20/02/2023
2	4/92 Perry St FAIRFIELD 3078	$310,000	28/02/2023
3	6/75 Pender St THORNBURY 3071	$300,000	11/05/2023

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: 16/05/2023 15:39

5/238 Arthur Street, Fairfield Vic 3078

Justin Mellar
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$305,000
Median Unit Price
March quarter 2023: $632,500

Comparable Properties



6/163 Gillies St FAIRFIELD 3078 (REI/VG)

1 1 1

Price: $330,000
Method: Private Sale
Date: 20/02/2023
Property Type: Apartment

Agent Comments



4/92 Perry St FAIRFIELD 3078 (REI/VG)

1 1 1

Price: $310,000
Method: Private Sale
Date: 28/02/2023
Property Type: Apartment

Agent Comments



6/75 Pender St THORNBURY 3071 (REI)

1 1 1

Price: $300,000
Method: Private Sale
Date: 11/05/2023
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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