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	4/17 Austin Street, Fairfield Vic 3078

Indicative selling price

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

Single price $1,475,000

Median sale price

Median price $1,640,000 Property Type House Suburb Fairfield

Period - From 19/02/2024 to 18/02/2025 Source Property Data

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	3/17 Austin St FAIRFIELD 3078	$1,548,000	13/02/2025
2			
3			

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: 19/02/2025 09:13

4/17 Austin Street, Fairfield Vic 3078

Nelson Alexander



4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,475,000
Median House Price
19/02/2024 - 18/02/2025: $1,640,000

Comparable Properties



3/17 Austin St FAIRFIELD 3078 (REI)

4 2 2

Price: $1,548,000
Method: Sold Before Auction
Date: 13/02/2025
Property Type: Townhouse (Single)

Agent Comments

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.

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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