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	3/205 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between $320,000 & $352,000

Median sale price

Median price $550,000 Property Type Unit Suburb Fairfield

Period - From 01/10/2023 to 31/12/2023 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	4/27 Jessie St NORTHCOTE 3070	$350,000	14/12/2023
2	2/10-12 Separation St FAIRFIELD 3078	$335,000	19/10/2023
3	8/208 Gillies St FAIRFIELD 3078	$325,000	01/11/2023

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: 08/02/2024 22:25

3/205 Station Street, Fairfield Vic 3078

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1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$320,000 - $352,000
Median Unit Price
December quarter 2023: $550,000

Comparable Properties



4/27 Jessie St NORTHCOTE 3070 (VG)

1 - -

Price: $350,000
Method: Sale
Date: 14/12/2023
Property Type: Strata Flat - Single OYO Flat

Agent Comments



2/10-12 Separation St FAIRFIELD 3078 (REI)

1 1 1

Price: $335,000
Method: Private Sale
Date: 19/10/2023
Property Type: Apartment

Agent Comments



8/208 Gillies St FAIRFIELD 3078 (REI/VG)

1 1 1

Price: $325,000
Method: Private Sale
Date: 01/11/2023
Property Type: Apartment

Agent Comments

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