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	404/30 Railway Place, Fairfield Vic 3078

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $580,000 Property Type Unit Suburb Fairfield

Period - From 01/10/2022 to 31/12/2022 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	46/26-36 High St NORTHCOTE 3070	$630,000	17/09/2022
2	102/57 Station St FAIRFIELD 3078	$629,000	04/09/2022
3	112/44 Gillies St FAIRFIELD 3078	$617,000	17/09/2022

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: 27/01/2023 15:17

404/30 Railway Place, Fairfield Vic 3078

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2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
December quarter 2022: $580,000

Comparable Properties



46/26-36 High St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $630,000
Method: Auction Sale
Date: 17/09/2022
Property Type: Unit

Agent Comments



102/57 Station St FAIRFIELD 3078 (REI/VG)

2 1 1

Price: $629,000
Method: Private Sale
Date: 04/09/2022
Property Type: Apartment

Agent Comments



112/44 Gillies St FAIRFIELD 3078 (REI/VG)

2 2 1

Price: $617,000
Method: Private Sale
Date: 17/09/2022
Rooms: 3
Property Type: Apartment

Agent Comments

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