

# 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

1/209-211 Rathmines Street, Fairfield Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$640,000

### Median sale price

Median price \$505,000 Property Type Unit Suburb Fairfield

Period - From 01/07/2023 to 30/09/2023 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	1/64 Collins St THORNBURY 3071	\$680,000	26/10/2023
2	4/198-200 Dundas St THORNBURY 3071	\$600,000	23/08/2023
3	1/70 Clarendon St THORNBURY 3071	\$595,000	03/06/2023

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: 13/11/2023 14:47



**Property Type:** Strata Unit/Flat

**Agent Comments**

2 bedroom original villa unit

## Comparable Properties



**1/64 Collins St THORNBURY 3071 (REI)**



**Agent Comments**

Nicely presented 2 bedroom villa unit. Opposite Penders Park. Superior location.

**Price:** \$680,000

**Method:** Sold Before Auction

**Date:** 26/10/2023

**Property Type:** Unit



**4/198-200 Dundas St THORNBURY 3071 (REI)**



**Agent Comments**

Similar style and size. Busier Road, neat and well-kept

**Price:** \$600,000

**Method:** Private Sale

**Date:** 23/08/2023

**Property Type:** Unit

**Land Size:** 125 sqm approx



**1/70 Clarendon St THORNBURY 3071 (REI/VG)**



**Agent Comments**

Adjoined to all other properties, one less car spot and smaller internally

**Price:** \$595,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** Unit