## 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 |             |                    |            |      |           |      |        |           |  |  |
|--|-------------|--------------------|------------|------|-----------|------|--------|-----------|--|--|
| Range betweer  | n \$590,000 |                    | &          |      | \$640,000 |      |        |           |  |  |
| Median sale price  |             |                    |            |      |           |      |        |           |  |  |
| Median price   | \$505,000   | Property Type Unit |            | Unit |           |      | Suburb | Fairfield |  |  |
| Period - From  | 01/07/2023  | to                 | 30/09/2023 |      | So        | urce | 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.

| Ade | dress 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



1/209-211 Rathmines Street, Fairfield Vic 3078



John Morello





**Property Type:** Strata Unit/Flat Agent Comments 2 bedroom original villa unit 8378 0500 0412 088 757 johnmorello@jelliscraig.com.au

Indicative Selling Price \$590,000 - \$640,000 Median Unit Price September quarter 2023: \$505,000

# **Comparable Properties**

| 1/64 Collins St THORNBURY 3071 (REI)   2 1 1   Price: \$680,000   Method: Sold Before Auction   Date: 26/10/2023   Property Type: Unit                                    | Agent Comments<br>Nicely presented 2 bedroom villa unit. Opposite<br>Penders Park. Superior location. |
|---|---|
| 4/198-200 Dundas St THORNBURY 3071 (REI)<br>2 1 2 2 2<br>Price: \$600,000<br>Method: Private Sale<br>Date: 23/08/2023<br>Property Type: Unit<br>Land Size: 125 sqm approx | Agent Comments<br>Similar style and size. Busier Road, neat and<br>well-kept                          |
| 1/70 Clarendon St THORNBURY 3071 (REI/VG)<br>2 1 2 1 1 1<br>Price: \$595,000<br>Method: Auction Sale<br>Date: 03/06/2023<br>Property Type: Unit                           | Agent Comments<br>Adjoined to all other properties, one less car spot<br>and smaller internally       |

#### Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



propertydata

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