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

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



propertydata

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