## 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

1/272 Rathmines Street, Fairfield Vic 3078

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$727,000	Pro	operty Type	Unit			Suburb	Fairfield
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	35 Thames St NORTHCOTE 3070	\$1,670,000	03/02/2024
2	1/214 Gillies St FAIRFIELD 3078	\$1,405,000	23/03/2024
3	280a Gillies St FAIRFIELD 3078	\$1,365,000	02/05/2024

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:

17/06/2024 19:05









**Property Type:** Townhouse **Land Size:** 204 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median Unit Price March quarter 2024: \$727,000

# **Comparable Properties**



35 Thames St NORTHCOTE 3070 (REI/VG)



Price: \$1,670,000 Method: Sold Before Auction Date: 03/02/2024 Property Type: House (Res) Land Size: 265 sqm approx

1/214 Gillies St FAIRFIELD 3078 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,405,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res)

280a Gillies St FAIRFIELD 3078 (REI)



Agent Comments



Price: \$1,365,000 Method: Auction Sale Date: 02/05/2024 Property Type: House (Res)

#### Account - Barry Plant | P: (03) 9431 1243

propertydata



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