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

103/57 Station Street, Fairfield Vic 3078

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$642,000	Pro	operty Type	Unit			Suburb	Fairfield
Period - From	01/01/2023	to	31/12/2023		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	3/88 Cunningham St NORTHCOTE 3070	\$715,000	14/12/2023
2	1/57 Station St FAIRFIELD 3078	\$648,000	14/12/2023
3	310/626 Heidelberg Rd ALPHINGTON 3078	\$665,500	04/11/2023

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:

24/01/2024 12:53



McGrath





Property Type: Apartment Agent Comments

Michael Divito 03 9489 9422 0403 739 393 michaeldivito@mcgrath.com.au

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** Year ending December 2023: \$642,000

Comparable Properties



3/88 Cunningham St NORTHCOTE 3070 (REI) Agent Comments



Price: \$715,000 Method: Private Sale Date: 14/12/2023 Property Type: Apartment

2 1

Price: \$648,000 Method: Private Sale Date: 14/12/2023

Property Type: Apartment

310/626 Heidelberg Rd ALPHINGTON 3078 (REI)



Price: \$665,500 Method: Private Sale Date: 04/11/2023 Property Type: Unit

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments

1/57 Station St FAIRFIELD 3078 (REI)