

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 consumer.vic.gov.au/underquoting

Range between \$650,000 & \$700,000

Median sale price

Median price \$642,000 Property Type Unit Suburb Fairfield

Period - From 01/01/2023 to 31/12/2023 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	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

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



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



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

2 1 1

Price: \$715,000

Method: Private Sale

Date: 14/12/2023

Property Type: Apartment



1/57 Station St FAIRFIELD 3078 (REI) Agent Comments

2 1 1

Price: \$648,000

Method: Private Sale

Date: 14/12/2023

Property Type: Apartment



310/626 Heidelberg Rd ALPHINGTON 3078 (REI) Agent Comments

2 2 1

Price: \$665,500

Method: Private Sale

Date: 04/11/2023

Property Type: Unit

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