

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

71 Station Street, Fairfield Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,626,000 Property Type House Suburb Fairfield

Period - From 01/01/2024 to 31/03/2024 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	1/183 Westgarth St NORTHCOTE 3070	\$880,000	19/03/2024
2	2/5 Station St FAIRFIELD 3078	\$852,000	11/05/2024
3			

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:

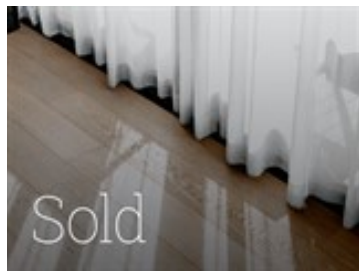
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Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/183 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 19/03/2024

Property Type: Villa



2/5 Station St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$852,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Unit

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.