

# 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

108/62 Station Street, Fairfield Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$425,000

### Median sale price

Median price \$814,000

Property Type Unit

Suburb Fairfield

Period - From 01/04/2023

to 30/06/2023

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	10/14 Yarralea St ALPHINGTON 3078	\$440,000	28/07/2023
2	2/309 Heidelberg Rd NORTHCOTE 3070	\$425,000	22/07/2023
3	303/332 High St NORTHCOTE 3070	\$396,000	09/05/2023

**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:

03/08/2023 09:30



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**10/14 Yarralea St ALPHINGTON 3078 (REI)**

Agent Comments



**Price:** \$440,000

**Method:** Sold Before Auction

**Date:** 28/07/2023

**Property Type:** Unit



**2/309 Heidelberg Rd NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$425,000

**Method:** Auction Sale

**Date:** 22/07/2023

**Property Type:** Apartment



**303/332 High St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$396,000

**Method:** Private Sale

**Date:** 09/05/2023

**Property Type:** Apartment