

# 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

14 Separation 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)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,720,000 Property Type House Suburb Fairfield

Period - From 01/10/2023 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.

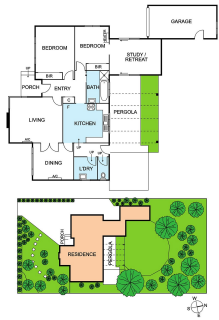
	Address of comparable property	Price	Date of sale
1	153 Perry St FAIRFIELD 3078	\$1,420,000	14/12/2023
2	252 Station St FAIRFIELD 3078	\$1,300,000	17/10/2023
3	5 Separation St FAIRFIELD 3078	\$1,125,000	18/11/2023

**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:

12/03/2024 13:57



**Property Type:** House (Res)

**Land Size:** 670 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

December quarter 2023: \$1,720,000

## Comparable Properties



**153 Perry St FAIRFIELD 3078 (REI/VG)**

Agent Comments



**Price:** \$1,420,000

**Method:** Sold Before Auction

**Date:** 14/12/2023

**Property Type:** House (Res)

**Land Size:** 736 sqm approx



**252 Station St FAIRFIELD 3078 (REI/VG)**

Agent Comments



**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 17/10/2023

**Property Type:** House

**Land Size:** 653 sqm approx



**5 Separation St FAIRFIELD 3078 (REI)**

Agent Comments



**Price:** \$1,125,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 584 sqm approx