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	14 Separation Street, Fairfield Vic 3078
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$1,720,000	Pro	perty Type H	louse]	Suburb	Fairfield
Period - From	01/10/2023	to	31/12/2023	So	ource	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





John Karr 03 9403 9300 0419 522 328

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price** December quarter 2023: \$1,720,000

JohnKarr@jelliscraig.com.au

Land Size: 670 sqm approx **Agent Comments**

Property Type: House (Res)



Comparable Properties



153 Perry St FAIRFIELD 3078 (REI/VG)





Price: \$1,420,000

Method: Sold Before Auction

Date: 14/12/2023

Property Type: House (Res) Land Size: 736 sqm approx

Agent Comments



252 Station St FAIRFIELD 3078 (REI/VG)





Price: \$1,300,000 Method: Private Sale Date: 17/10/2023 Property Type: House Land Size: 653 sqm approx Agent Comments



5 Separation St FAIRFIELD 3078 (REI)

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Price: \$1,125,000 Method: Auction Sale Date: 18/11/2023

Property Type: House (Res) Land Size: 584 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9403 9300





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