

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 171,173 Station Street, Fairfield 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$2,100,000 & \$2,310,000

Median sale price

Median price \$1,820,000 Property type House Suburb Fairfield

Period - From 1 May 23 to 1 May 24 Source Real Estate.com

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 13 Railway Place Fairfield VIC 3078	\$2,750,000	05 Jul 2022
2 281A Gillies Street, Fairfield, Vic 3078	\$1,550,000	09 Mar 2024
3 5 Darling Street, Fairfield, Vic 3078	\$1,650,000	24 Mar 2021

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: 27/5/2024