

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

2/240 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$727,000 Property Type Unit 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	1/83 Speight St THORNBURY 3071	\$728,000	20/04/2024
2	6/33 Chingford St FAIRFIELD 3078	\$727,000	17/02/2024
3	3/307 Station St FAIRFIELD 3078	\$720,000	06/04/2024

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:

30/04/2024 14:36



 2  - 

Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
March quarter 2024: \$727,000

Comparable Properties



1/83 Speight St THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$728,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit



6/33 Chingford St FAIRFIELD 3078 (REI/VG)

Agent Comments

 2  1  2

Price: \$727,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit



3/307 Station St FAIRFIELD 3078 (REI)

Agent Comments

 2  1  2

Price: \$720,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788