

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

2/5 EVANS STREET FAIRFIELD VIC 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,500

Property type

Flats

Suburb

Fairfield

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

6/36 RAILWAY PLACE FAIRFIELD VIC 3078	\$640,000	16-Feb-24
205/62-64 STATION STREET FAIRFIELD VIC 3078	\$635,000	22-Jan-24

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 6 months.

This Statement of Information was prepared on: 17 April 2024

**6/36 RAILWAY PLACE FAIRFIELD
VIC 3078**

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Sold Price

^{RS} **\$640,000**

Sold Date

16-Feb-24

Distance

0.75km**205/62-64 STATION STREET
FAIRFIELD VIC 3078**

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Sold Price

\$635,000

Sold Date

22-Jan-24

Distance

0.87km**RS** = Recent sale**UN** = Undisclosed Sale

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