

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

2 The Esplanade, 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 \$2,100,000 & \$2,300,000

### Median sale price

Median price \$1,455,000 Property Type House Suburb Fairfield

Period - From 01/07/2023 to 30/09/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 Bayview St NORTHCOTE 3070	\$2,380,000	28/10/2023
2	253 Westgarth St NORTHCOTE 3070	\$2,300,000	21/10/2023
3	48 Broomfield Av ALPHINGTON 3078	\$2,205,000	02/09/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

01/11/2023 11:46



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**Property Type:** House

**Land Size:** 685 sqm approx

Agent Comments

## Comparable Properties



**13 Bayview St NORTHCOTE 3070 (REI)**

Agent Comments

5 3 -

**Price:** \$2,380,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 746.15 sqm approx



**253 Westgarth St NORTHCOTE 3070 (REI)**

Agent Comments

4 2 2

**Price:** \$2,300,000

**Method:** Sold Before Auction

**Date:** 21/10/2023

**Property Type:** House (Res)



**48 Broomfield Av ALPHINGTON 3078 (REI)**

Agent Comments

4 1 -

**Price:** \$2,205,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 449 sqm approx