

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

265A STATION 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,775,000

Property type

House

Suburb

Fairfield

Period-from

01 Nov 2022

to

31 Oct 2023

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

92 SPEIGHT STREET THORNBURY VIC 3071	\$1,150,000	07-Oct-23
327 RATHMINES STREET THORNBURY VIC 3071	\$1,130,000	05-Oct-23

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: 08 November 2023



**92 SPEIGHT STREET THORBURY
VIC 3071**

2 1 1

Sold Price

^{RS} **\$1,150,000**

Sold Date

07-Oct-23

Distance

0.71km



**327 RATHMINES STREET
THORBURY VIC 3071**

- - 1

Sold Price

^{RS} **\$1,130,000**

Sold Date

05-Oct-23

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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