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

3/307 Station Street, Fairfield Vic 3078

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$680,000		&		\$720,000			
Median sale pi	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Fairfield
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	101/405 High St NORTHCOTE 3070	\$710,000	30/10/2023
2	207/2b Dennis St NORTHCOTE 3070	\$690,000	24/11/2023
3	1/64 Collins St THORNBURY 3071	\$680,000	26/10/2023

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:

12/03/2024 13:21





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Property Type: Unit Agent Comments Yash Akpinar 03 9387 5888 0434 813 050 YashAkpinar@jelliscraig.com.au

Indicative Selling Price \$680,000 - \$720,000 Median Unit Price December quarter 2023: \$550,000

Comparable Properties



101/405 High St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$710,000 Method: Private Sale Date: 30/10/2023 Property Type: Apartment



207/2b Dennis St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$690,000 Method: Private Sale Date: 24/11/2023 Property Type: Apartment

1/64 Collins St THORNBURY 3071 (REI/VG)



Agent Comments

Price: \$680,000 Method: Sold Before Auction Date: 26/10/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9387 5888



propertydata

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