Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/191 Arthur Street, Fairfield Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single pric	e \$345,000						
Median sale p	rice						
Median price	\$510,000	Pro	operty Type Unit	:	Suburb	Fairfield	
Period - From	20/02/2023	to	19/02/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	5/49 Station St FAIRFIELD 3078	\$331,000	08/11/2023
2	8/208 Gillies St FAIRFIELD 3078	\$325,000	01/11/2023
3			

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:

20/02/2024 17:33









Property Type: Apartment Agent Comments

John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$345,000 Median Unit Price 20/02/2023 - 19/02/2024: \$510,000

Comparable Properties

5/49 Station St FAIRFIELD 3078 (REI/VG) 1 1 1 1 1 1 1 Price: \$331,000 Method: Private Sale Date: 08/11/2023 Property Type: Apartment	Agent Comments
8/208 Gillies St FAIRFIELD 3078 (REI/VG)	Agent Comments
Price: \$325,000 Method: Private Sale Date: 01/11/2023 Property Type: Apartment	

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.

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propertydata



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