

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

77 Arthur Street, Fairfield Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,720,000 Property Type House Suburb Fairfield

Period - From 01/10/2023 to 31/12/2023 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

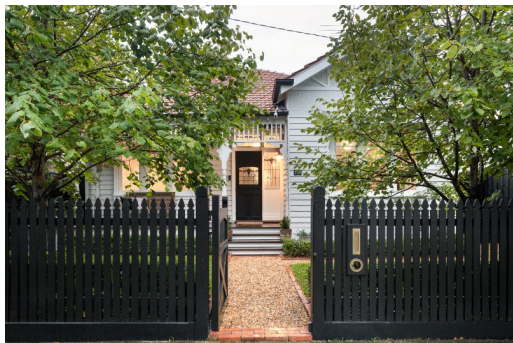
	Address of comparable property	Price	Date of sale
1	2 Slater St NORTHCOTE 3070	\$2,000,000	16/03/2024
2	24 Mcdonald St NORTHCOTE 3070	\$1,940,000	23/11/2023
3	3 Mason St NORTHCOTE 3070	\$1,890,000	08/03/2024

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:

10/04/2024 08:02



 3  1  1

Property Type: House (Res)

Land Size: 385 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

December quarter 2023: \$1,720,000

Comparable Properties



2 Slater St NORTHCOTE 3070 (REI)

Agent Comments

 3  1  1

Price: \$2,000,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)



24 Mcdonald St NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,940,000

Method: Private Sale

Date: 23/11/2023

Property Type: House

Land Size: 351 sqm approx



3 Mason St NORTHCOTE 3070 (REI)

Agent Comments

 3  1  2

Price: \$1,890,000

Method: Auction Sale

Date: 08/03/2024

Property Type: House (Res)