

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

99 Arthur Street, Fairfield Vic 3078

Indicative selling price

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

Range between

\$1,200,000

&

\$1,270,000

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 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	144 Christmas St FAIRFIELD 3078	\$1,250,000	16/05/2023
2	246 Clarke St NORTHCOTE 3070	\$1,225,000	06/05/2023
3	18 Edwin St FAIRFIELD 3078	\$1,180,000	11/10/2023

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:

18/10/2023 14:40



Property Type: House (Res)

Land Size: 196 sqm approx

Agent Comments

Comparable Properties



144 Christmas St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 16/05/2023

Property Type: House (Res)

Land Size: 181 sqm approx



246 Clarke St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,225,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 213 sqm approx



18 Edwin St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 11/10/2023

Property Type: House