



Rooms:

Property Type: House (Res)

Land Size: 347 sqm approx

Agent Comments

Comparable Properties



72 Thomson St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,332,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 349 sqm approx



109 Victoria Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 11/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 381 sqm approx



232 Darebin Rd FAIRFIELD 3078 (REI)

Agent Comments



Price: \$1,270,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 580 sqm approx

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 44 Separation Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,375,000 House X Suburb Fairfield
 Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

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
72 Thomson St NORTHCOTE 3070	\$1,332,000	01/04/2017
109 Victoria Rd NORTHCOTE 3070	\$1,300,000	11/02/2017
232 Darebin Rd FAIRFIELD 3078	\$1,270,000	01/04/2017