

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	190 Arthur Street, Fairfield Vic 3078
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Indicative selling price

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

Range between	\$1,700,000	&	\$1,800,000
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Median sale price

Median price	\$1,430,000	House	X	Unit		Suburb	Fairfield
Period - From	01/07/2016	to	30/06/2017	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	157 Bastings St NORTHCOTE 3070	\$1,810,000	23/05/2017
2	10 Rayment St FAIRFIELD 3078	\$1,750,000	11/09/2017
3	38 Whalley St NORTHCOTE 3070	\$1,700,000	21/08/2017

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.~~



4 2 1

Rooms: 7

Property Type: House

Agent Comments

Comparable Properties



157 Bastings St NORTHCOTE 3070 (REI)

Agent Comments

5 2 -

Price: \$1,810,000

Method: Private Sale

Date: 23/05/2017

Rooms: -

Property Type: House (Res)



10 Rayment St FAIRFIELD 3078 (REI)

Agent Comments

3 1 1

Price: \$1,750,000

Method: Sold Before Auction

Date: 11/09/2017

Rooms: -

Property Type: House



38 Whalley St NORTHCOTE 3070 (REI)

Agent Comments

4 2 1

Price: \$1,700,000

Method: Sold Before Auction

Date: 21/08/2017

Rooms: -

Property Type: House