

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	3/156 Station 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	\$460,000	&	\$490,000
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Median sale price

Median price	\$528,500	House		Unit	X	Suburb	Fairfield
Period - From	01/07/2017	to	30/06/2018	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	2/6 Arthur St FAIRFIELD 3078	\$495,000	23/06/2018
2	5/15 Christmas St NORTHCOTE 3070	\$485,000	01/05/2018
3	3/44 Swift St THORNBURY 3071	\$475,000	24/03/2018

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.