

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 41/262 Heidelberg Road, Fairfield Vic 3078

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$497,500 House Unit X Suburb Fairfield

Period - From 01/04/2018 to 31/03/2019 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 | 7/223 Westgarth St NORTHCOTE 3070 | \$365,000 | 06/04/2019 |
| 2 | 8/228 Rathmines St FAIRFIELD 3078 | \$362,000 | 21/02/2019 |
| 3 | 5/163 Gillies St FAIRFIELD 3078 | \$357,500 | 08/12/2018 |

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$350,000 - \$370,000
Median Unit Price
Year ending March 2019: \$497,500

Comparable Properties



7/223 Westgarth St NORTHCOTE 3070 (REI) Agent Comments



Price: \$365,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: Apartment



8/228 Rathmines St FAIRFIELD 3078 (REI/VG) Agent Comments



Price: \$362,000
Method: Private Sale
Date: 21/02/2019
Rooms: -
Property Type: Apartment



5/163 Gillies St FAIRFIELD 3078 (REI/VG) Agent Comments



Price: \$357,500
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: Apartment