

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

7/361 Heidelberg Road, Fairfield Vic 3078

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$662,500 Property Type Unit Suburb Fairfield

Period - From 01/07/2024 to 30/09/2024 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	8/4 Rathmines St FAIRFIELD 3078	\$708,000	12/10/2024
2	20/262 Heidelberg Rd FAIRFIELD 3078	\$690,000	19/08/2024
3	1/44 Alphington St ALPHINGTON 3078	\$700,000	20/07/2024

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:

23/10/2024 16:22



Property Type: Apartment

Agent Comments

Comparable Properties



8/4 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$708,000

Method: Auction Sale

Date: 12/10/2024

Rooms: 3

Property Type: Apartment



20/262 Heidelberg Rd FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 19/08/2024

Property Type: Unit



1/44 Alphington St ALPHINGTON 3078 (REI/VG)

Agent Comments



Price: \$700,000

Method: Auction Sale

Date: 20/07/2024

Property Type: Unit