

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

116/44 GILLIES STREET FAIRFIELD VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Fairfield

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 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

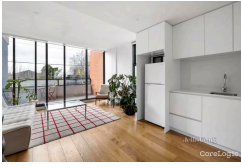
Date of sale

108/62-64 STATION STREET FAIRFIELD VIC 3078	\$410,000	03-Feb-24
11/111-113 GILLIES STREET FAIRFIELD VIC 3078	\$400,000	29-Feb-24

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 6 months.

This Statement of Information was prepared on: 13 March 2024

**108/62-64 STATION STREET
FAIRFIELD VIC 3078**

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Sold Price

RS

\$410,000

Sold Date

03-Feb-24

Distance

0.11km**11/111-113 GILLIES STREET
FAIRFIELD VIC 3078**

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Sold Price

\$400,000

Sold Date

29-Feb-24

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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