

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

12 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$3,300,000

&

\$3,600,000

Median sale price

Median price \$1,575,000

Property Type House

Suburb Fairfield

Period - From 01/04/2023

to 31/03/2024

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	30 Whalley St NORTHCOTE 3070	\$3,500,000	29/10/2023
2	46 Darling St FAIRFIELD 3078	\$3,475,000	21/10/2023
3	104 Lucerne Cr ALPHINGTON 3078	\$3,415,000	22/02/2024

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:

19/04/2024 10:35



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Property Type: House
Land Size: 883 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,300,000 - \$3,600,000
Median House Price
 Year ending March 2024: \$1,575,000

Comparable Properties



30 Whalley St NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$3,500,000
Method: Sold After Auction
Date: 29/10/2023
Property Type: House (Res)
Land Size: 535 sqm approx



46 Darling St FAIRFIELD 3078 (REI/VG)

Agent Comments

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Price: \$3,475,000
Method: Auction Sale
Date: 21/10/2023
Rooms: 6
Property Type: House (Res)
Land Size: 821 sqm approx



104 Lucerne Cr ALPHINGTON 3078 (REI)

Agent Comments

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Price: \$3,415,000
Method: Private Sale
Date: 22/02/2024
Property Type: House
Land Size: 669 sqm approx

Account - Marshall White | P: 03 9822 9999