126 Arthur Street, Fairfield Vic 3078



3 Bed 2 Bath - Car

Rooms: 6

Property Type: House Land Size: 238 sqm approx Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price

March quarter 2024: \$1,626,000

Comparable Properties



280a Gillies Street, Fairfield 3078 (REI)

3 Bed 2 Bath 2 Car Price: \$1,365,000 Method: Auction Sale Date: 02/05/2024

Property Type: House (Res)

Agent Comments: Contemporary townhouse of similar size

and finish



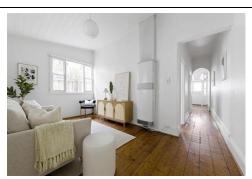
245 Arthur Street, Fairfield 3078 (REI/VG)

3 Bed 1 Bath 1 Car Price: \$1,300,000 Method: Auction Sale Date: 10/02/2024

Property Type: House (Res) **Land Size:** 306 sqm approx

Agent Comments: Single level reproduction Victorian;

smaller building area



78 Mitchell Street, Northcote 3070 (REI)

3 Bed 1 Bath 1 Car Price: \$1,250,000 Method: Private Sale Date: 18/05/2024 Property Type: House Land Size: 208 sqm approx

Agent Comments: Simple single fronted terrace; less land

and building area

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Pro	perty	offered	for	sale

Address		
Including suburb or	126 Arthur Street, Fairfield Vic 3078	
locality and postcode		

Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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Median sale price

bare price									
Median price	\$1,626,000	Н	ouse	х	Sub	urb Fa	irfield		
Period - From	01/01/2024	to	31/03/2	2024		Sc	ource	REIV	

Comparable property sales

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
280a Gillies Street, FAIRFIELD 3078	\$1,365,000	02/05/2024
245 Arthur Street, FAIRFIELD 3078	\$1,300,000	10/02/2024
78 Mitchell Street, NORTHCOTE 3070	\$1,250,000	18/05/2024

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