

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

126a Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,250,000 & \$1,370,000

Median sale price

Median price \$1,455,000 Property Type House Suburb Fairfield

Period - From 01/07/2023 to 30/09/2023 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	28 Glanfield St NORTHCOTE 3070	\$1,485,000	16/07/2023
2	245 Westgarth St NORTHCOTE 3070	\$1,340,000	26/08/2023
3	87 Yarralea St ALPHINGTON 3078	\$1,292,000	28/10/2023

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:

03/11/2023 10:18



Property Type: House (Res)

Land Size: 203 sqm approx

Agent Comments

Comparable Properties



28 Glanfield St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,485,000

Method: Auction Sale

Date: 16/07/2023

Property Type: House (Res)

Land Size: 270 sqm approx



245 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments



282sqm

Price: \$1,340,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)



87 Yarralea St ALPHINGTON 3078 (REI)

Agent Comments



Price: \$1,292,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 290 sqm approx

Account - Jellis Craig