# 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

### 132 CHRISTMAS 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	Single Price		or range between		\$1,400,000	&	\$1,500,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$1,565,000	Prop	erty type	House		Suburb	Fairfield
Period-from	01 May 2024	to	30 Apr 2	025	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	
300 GILLIES STREET THORNBURY VIC 3071	\$1,485,000	17-May-14	
185 RATHMINES STREET FAIRFIELD VIC 3078	\$1,517,500	22-Feb-25	
291 GOOCH STREET THORNBURY VIC 3071	\$1,410,000	18-Apr-25	

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: 21 May 2025



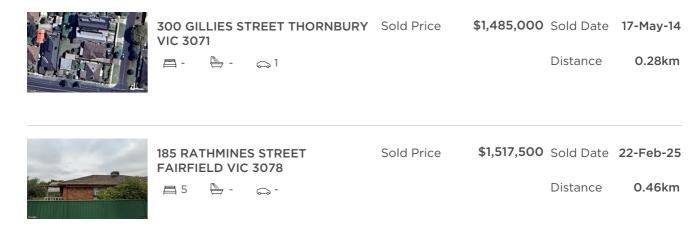
consumer.vic.gov.au



Andrew Guarino

P 94810633

- M 0425807800
- E aguarino@woodards.com.au



	291 GOOCH STREET THORNBURY VIC 3071	Sold Price	<sup>RS</sup> \$1,410,000	Sold Date	18-Apr-25
	🚍 4 陸 2 🞧 1			Distance	0.97km

#### RS = Recent sale UN = Undisclosed Sale

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