#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

155 Grange Road, Fairfield Vic 3078
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I

#### Indicative selling price

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

Range between \$1,100,000 & \$1,200,000	Range between	\$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,643,500	Pro	perty Type	House		Suburb	Fairfield
Period - From	01/01/2025	to	31/03/2025		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 1 252 Arthur St FAIRFIELD 3078 \$1 250 000 03/04/2025

<u> </u>	232 AITHUI ST FAINFIELD 3076	\$1,250,000	03/04/2023
2	149 Victoria Rd NORTHCOTE 3070	\$1,120,000	12/02/2025
3	217 Station St FAIRFIELD 3078	\$1,302,000	30/01/2025

#### 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.

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**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** March quarter 2025: \$1,643,500



Property Type: House Land Size: 557 sqm approx **Agent Comments** 

### Comparable Properties



252 Arthur St FAIRFIELD 3078 (REI)

Price: \$1,250,000 Method: Private Sale Date: 03/04/2025 Property Type: House **Agent Comments** 



149 Victoria Rd NORTHCOTE 3070 (REI/VG)





Price: \$1,120,000

Method: Sold Before Auction

Date: 12/02/2025

Property Type: House (Res) Land Size: 471 sqm approx

Agent Comments



217 Station St FAIRFIELD 3078 (REI/VG)





Price: \$1,302,000 Method: Auction Sale Date: 30/01/2025

Property Type: House (Res) Land Size: 496 sqm approx

**Agent Comments** 

Account - Jellis Craig | P: 03 9403 9300





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