Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 2 The Esplanade, Fairfield Vic 3078

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$1,455,000	Pro	operty Type	Hou	se		Suburb	Fairfield
Period - From	01/07/2023	to	30/09/2023		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	13 Bayview St NORTHCOTE 3070	\$2,380,000	28/10/2023
2	253 Westgarth St NORTHCOTE 3070	\$2,300,000	21/10/2023
3	48 Broomfield Av ALPHINGTON 3078	\$2,205,000	02/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

01/11/2023 11:46









Property Type: House **Land Size:** 685 sqm approx Agent Comments Justin Mellar 03 9403 9300 0417 996 627 justinmellar@jelliscraig.com.au

Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price September quarter 2023: \$1,455,000

Comparable Properties



13 Bayview St NORTHCOTE 3070 (REI)



Price: \$2,380,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 746.15 sqm approx

253 Westgarth St NORTHCOTE 3070 (REI)

2

Agent Comments

Agent Comments



Price: \$2,300,000 Method: Sold Before Auction Date: 21/10/2023 Property Type: House (Res)

2

4

48 Broomfield Av ALPHINGTON 3078 (REI)



Agent Comments



Price: \$2,205,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 449 sqm approx

Account - Jellis Craig | P: 03 9403 9300



propertydata

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