

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 36 Mcgregor Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,600,000 & \$1,675,000

Median sale price

Median price \$1,626,000 Property Type House Suburb Fairfield

Period - From 01/01/2024 to 31/03/2024 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	10 Evans St FAIRFIELD 3078	\$1,626,000	17/02/2024
2	52 Valentine St IVANHOE 3079	\$1,610,000	09/12/2023
3	183 Wingrove St FAIRFIELD 3078	\$1,550,000	30/01/2024

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: 01/05/2024 09:27



Property Type: House

Land Size: 593 sqm approx

Agent Comments

Comparable Properties



10 Evans St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$1,626,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 568 sqm approx



52 Valentine St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,610,000

Method: Auction Sale

Date: 09/12/2023

Rooms: 4

Property Type: House (Res)

Land Size: 571 sqm approx



183 Wingrove St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 30/01/2024

Rooms: 5

Property Type: House (Res)

Land Size: 622 sqm approx