

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

38 Gordon Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$2,500,000 & \$2,650,000

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 | 26 Fulham Rd ALPHINGTON 3078 | \$2,750,000 | 22/03/2024 |
| 2 | 195 Arthur St FAIRFIELD 3078 | \$2,600,000 | 20/12/2023 |
| 3 | 7 Hammond St THORNBURY 3071 | \$2,577,000 | 30/11/2023 |

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:

01/05/2024 12:13



Property Type: House

Land Size: 323 sqm approx

Agent Comments

Comparable Properties



26 Fulham Rd ALPHINGTON 3078 (REI)

Agent Comments



Price: \$2,750,000

Method: Sold Before Auction

Date: 22/03/2024

Property Type: House (Res)

Land Size: 629 sqm approx



195 Arthur St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$2,600,000

Method: Private Sale

Date: 20/12/2023

Property Type: House



7 Hammond St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$2,577,000

Method: Private Sale

Date: 30/11/2023

Property Type: House

Land Size: 550 sqm approx