

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 5/125 Grange Road, Fairfield Vic 3078

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$505,000 Property Type Unit Suburb Fairfield

Period - From 01/07/2023 to 30/09/2023 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 | 2/20 Dalveen Rd IVANHOE 3079 | \$975,000 | 18/08/2023 |
| 2 | 83 Alston Ct THORNBURY 3071 | \$940,000 | 21/08/2023 |
| 3 | 5 Hemingway Pl ALPHINGTON 3078 | \$925,000 | 14/09/2023 |

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: 25/10/2023 16:38



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/20 Dalveen Rd IVANHOE 3079 (REI/VG)

Agent Comments

3 2 2

Price: \$975,000

Method: Sold Before Auction

Date: 18/08/2023

Property Type: Townhouse (Res)



83 Alston Ct THORNBURY 3071 (REI)

Agent Comments

3 3 2

Price: \$940,000

Method: Private Sale

Date: 21/08/2023

Property Type: Townhouse (Single)

Land Size: 181 sqm approx



5 Hemingway Pl ALPHINGTON 3078 (REI)

Agent Comments

3 3 1

Price: \$925,000

Method: Private Sale

Date: 14/09/2023

Property Type: Townhouse (Single)