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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/125 Grange Road, Fairfield Vic 3078

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$505,000	Pro	operty Type	Unit			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 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.

Ado	dress 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 PI 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









Property Type: Townhouse Agent Comments

Matthew McIntosh 03 9403 9300 0457 193 014 matthewmcintosh@jelliscraig.com.au

> Indicative Selling Price \$900,000 - \$990,000 Median Unit Price September quarter 2023: \$505,000

Comparable Properties



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



Price: \$975,000 Method: Sold Before Auction Date: 18/08/2023 Property Type: Townhouse (Res)

Voodards

83 Alston Ct THORNBURY 3071 (REI)

Agent Comments

Agent Comments



Price: \$940,000 Method: Private Sale Date: 21/08/2023 Property Type: Townhouse (Single) Land Size: 181 sqm approx



5 Hemingway PI ALPHINGTON 3078 (REI)



Agent Comments

Price: \$925,000 Method: Private Sale Date: 14/09/2023 Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9403 9300





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