

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

71 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,642,500

Property Type House

Suburb Fairfield

Period - From 01/01/2023

to 31/12/2023

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	82 Ogrady St CLIFTON HILL 3068	\$1,479,500	01/09/2023
2	170a Bastings St NORTHCOTE 3070	\$1,376,500	16/10/2023
3	126a Gillies St FAIRFIELD 3078	\$1,310,000	16/12/2023

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:

15/01/2024 8:21

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Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price

Year ending December 2023: \$1,642,500



Property Type:

Agent Comments

Comparable Properties



82 Ogrady St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,479,500
Method: Sold Before Auction
Date: 01/09/2023
Property Type: House (Res)
Land Size: 246 sqm approx



170a Bastings St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,376,500
Method: Auction Sale
Date: 16/10/2023
Property Type: House (Res)
Land Size: 319 sqm approx



126a Gillies St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$1,310,000
Method: Private Sale
Date: 16/12/2023
Property Type: House
Land Size: 201 sqm approx

Account - Love & Co