

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

8/130 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$370,000 & \$390,000

Median sale price

Median price \$576,500 Property Type Unit Suburb Fairfield

Period - From 11/08/2022 to 10/08/2023 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	2/28 Ross St NORTHCOTE 3070	\$370,000	14/04/2023
2	4/130 Rossmoyne St THORNBURY 3071	\$370,000	24/07/2023
3	4/111 Gillies St FAIRFIELD 3078	\$400,000	05/03/2023

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: 11/08/2023 17:42



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$390,000

Median Unit Price

11/08/2022 - 10/08/2023: \$576,500

Comparable Properties



2/28 Ross St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 14/04/2023

Property Type: Apartment



4/130 Rossmoyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 24/07/2023

Property Type: Apartment



4/111 Gillies St FAIRFIELD 3078 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 05/03/2023

Property Type: Strata Flat - Single OYO Flat