

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

153 Grange Road, Fairfield Vic 3078

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,401,000

Property Type

House

Suburb

Fairfield

Period - From

01/01/2020

to

31/12/2020

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	57 Grange Rd FAIRFIELD 3078	\$1,290,000	13/02/2021
2	42 Alston St THORBURY 3071	\$1,125,000	27/03/2021
3	22 Dalveen Rd IVANHOE 3079	\$1,112,000	27/02/2021

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:

06/04/2021 09:58



 2  1  3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2020: \$1,401,000

Comparable Properties



57 Grange Rd FAIRFIELD 3078 (REI)

Agent Comments

 3  2  2

Price: \$1,290,000

Method: Auction Sale

Date: 13/02/2021

Property Type: House (Res)



42 Alston St THORNBURY 3071 (REI)

Agent Comments

 3  1  4

Price: \$1,125,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)



22 Dalveen Rd IVANHOE 3079 (REI)

Agent Comments

 2  1  1

Price: \$1,112,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 557 sqm approx