

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

2/130 Gillies Street Fairfield VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Fairfield

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

1/23 Rathmines Street Fairfield VIC 3078	\$692,500	29-Apr-21
4/272 Heidelberg Road Fairfield VIC 3078	\$721,000	21-May-21
15/14 Yarraford Avenue Alphington VIC 3078	\$670,000	10-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 09 June 2021



1/23 Rathmines Street Fairfield VIC 3078

Sold Price

^{RS} **\$692,500** ^{UN}

Sold Date

29-Apr-21

 2  1  1

Distance

0.92km



4/272 Heidelberg Road Fairfield VIC 3078

Sold Price

^{RS} **\$721,000**

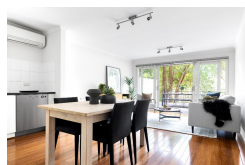
Sold Date

21-May-21

 2  1  1

Distance

1.38km



15/14 Yarraford Avenue Alphington VIC 3078

Sold Price

^{RS} **\$670,000**

Sold Date

10-Apr-21

 2  1  2

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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