

# 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

216 Gillies Street, Fairfield Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,500,000

&

\$2,700,000

### Median sale price

Median price \$1,626,000

Property Type House

Suburb Fairfield

Period - From 01/07/2023

to

30/06/2024

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	7 Abercorn Av IVANHOE 3079	\$2,650,000	10/06/2024
2			
3			

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:

16/07/2024 23:32



 5  3  2

**Property Type:** House (Res)

**Land Size:** 607 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,500,000 - \$2,700,000

**Median House Price**

Year ending June 2024: \$1,626,000

## Comparable Properties



**7 Abercorn Av IVANHOE 3079 (REI)**

**Agent Comments**

 4  3  1

**Price:** \$2,650,000

**Method:** Private Sale

**Date:** 10/06/2024

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 639 sqm approx

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.