

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

8/105 Grange Road, Fairfield Vic 3078

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$605,500

Property Type

Unit

Suburb

Fairfield

Period - From

01/01/2021

to

31/03/2021

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	6/105 Grange Rd FAIRFIELD 3078	\$550,000	29/03/2021
2	6/105 Grange Rd FAIRFIELD 3078	\$550,000	29/03/2021
3	4/2-4 Thomson St NORTHCOTE 3070	\$555,000	05/03/2021

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:

13/07/2021 17:48



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$559,000

Median Unit Price
March quarter 2021: \$605,500

Comparable Properties



6/105 Grange Rd FAIRFIELD 3078 (REI/VG)

Agent Comments

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Price: \$550,000
Method: Private Sale
Date: 29/03/2021
Property Type: Apartment



6/105 Grange Rd FAIRFIELD 3078 (REI/VG)

Agent Comments

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Price: \$550,000
Method: Private Sale
Date: 29/03/2021
Property Type: Apartment



4/2-4 Thomson St NORTHCOTE 3070 (REI)

Agent Comments

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Price: \$555,000
Method: Private Sale
Date: 05/03/2021
Property Type: Apartment