Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	8/105 Grange Road, Fairfield Vic 3078
Including suburb and	-
postcode	

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	Pro	pperty Type Un	it		Suburb	Fairfield
Period - From 01/01/2021	to	31/03/2021	So	urce	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

Add	dress 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 comparableproperties 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

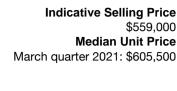




Caleb Pikoulas 0420 747 920

caleb@collings.com.au

\$559,000





Rooms: 3

Property Type: Apartment Agent Comments

Comparable Properties



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

4 2

Price: \$550,000 Method: Private Sale

Date: 29/03/2021

Property Type: Apartment

Agent Comments



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

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

Property Type: Apartment

Agent Comments



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

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

Property Type: Apartment

Agent Comments

Account - Collings Real Estate | P: 03 9486 2000



