

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

41 Gordon Street, 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 \$1,475,000

House

X

Unit

Suburb Fairfield

Period - From 01/10/2017

to

30/09/2018

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	52 Langridge St FAIRFIELD 3078	\$1,239,000	04/05/2018
2	99 Arthur St FAIRFIELD 3078	\$1,165,000	09/05/2018
3	1 Howitt St NORTHCOTE 3070	\$1,075,000	16/06/2018

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.



3 1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending September 2018: \$1,475,000

Comparable Properties



52 Langridge St FAIRFIELD 3078 (REI)

Agent Comments

2 1 1

Price: \$1,239,000
Method: Sold Before Auction
Date: 04/05/2018
Rooms: -
Property Type: House (Res)



99 Arthur St FAIRFIELD 3078 (REI)

Agent Comments

2 1 1

Price: \$1,165,000
Method: Sold Before Auction
Date: 09/05/2018
Rooms: -
Property Type: House (Res)



1 Howitt St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,075,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 290 sqm approx