

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

49 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,300,500

Property Type House

Suburb Fairfield

Period - From 01/10/2019

to 30/09/2020

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	30 Simpson St NORTHCOTE 3070	\$1,285,000	17/04/2020
2	190 Station St FAIRFIELD 3078	\$1,240,000	14/05/2020
3	222 Rathmines St FAIRFIELD 3078	\$1,204,000	24/07/2020

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:

16/10/2020 15:13

49 Gillies Street, Fairfield Vic 3078

Lisa Roberts

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Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

Year ending September 2020: \$1,300,500



2 1 2

Property Type: House (Res)

Land Size: 319 sqm approx

Agent Comments

Comparable Properties



30 Simpson St NORTHCOTE 3070 (REI/VG)

2 1 2

Price: \$1,285,000

Method: Private Sale

Date: 17/04/2020

Property Type: House (Res)

Land Size: 277 sqm approx

Agent Comments

49 Gillies Street Fairfield has more land and is less renovated



190 Station St FAIRFIELD 3078 (REI/VG)

2 1 2

Price: \$1,240,000

Method: Private Sale

Date: 14/05/2020

Property Type: House (Res)

Land Size: 337 sqm approx

Agent Comments

222 Rathmines St FAIRFIELD 3078 (VG)

2 - -

Price: \$1,204,000

Method: Sale

Date: 24/07/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 405 sqm approx

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.