

314/44 Gillies Street, Fairfield Vic 3078



1 Bed 1 Bath 1 Car
Rooms: 1
Property Type: Apartment
Indicative Selling Price
 \$420,000 - \$440,000
Median House Price
 Year ending December 2024:
 \$635,000

Comparable Properties



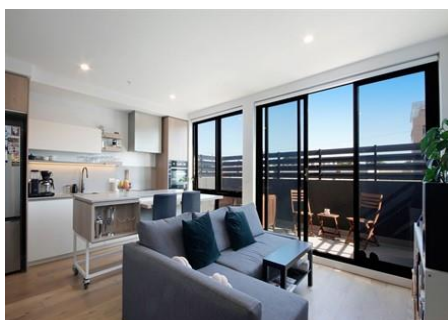
6/6 Arthur Street, Fairfield 3078 (REI)

1 Bed 1 Bath 1 Car
Price: \$420,000
Method: Private Sale
Date: 24/01/2025
Property Type: Unit
Agent Comments: Comparable location, same accommodation, inferior condition updated and internal size



4/130 Gillies Street, Fairfield 3078 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$435,000
Method: Private Sale
Date: 21/10/2024
Property Type: Apartment
Agent Comments: Same location, inferior condition un-renovated, same accommodation, older style building



203/2-6 Mccutcheon Street, Northcote 3070 (REI)

1 Bed 1 Bath 1 Car
Price: \$422,500
Method: Private Sale
Date: 04/10/2024
Rooms: 2
Property Type: Apartment
Agent Comments: Inferior location, same accommodation, inferior condition not as renovated

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

314/44 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price,

Median price \$635,000 Unit x Suburb Fairfield

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales

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
6/6 Arthur Street, FAIRFIELD 3078	\$420,000	24/01/2025
4/130 Gillies Street, FAIRFIELD 3078	\$435,000	21/10/2024
203/2-6 Mccutcheon Street, NORTHCOTE 3070	\$422,500	04/10/2024

This Statement of Information was prepared on:

04/03/2025 12:19