

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

5/35 Grange Road, Fairfield Vic 3078

Indicative selling price

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

Single price \$339,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Fairfield

Period - From 15/10/2023

to 14/10/2024

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	1/158 Separation St NORTHCOTE 3070	\$350,000	26/08/2024
2	3/125 Arthur St FAIRFIELD 3078	\$335,000	20/08/2024
3	9/90 Yarralea St ALPHINGTON 3078	\$330,000	04/07/2024

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:

15/10/2024 16:10



Property Type: Apartment

Agent Comments

Comparable Properties



1/158 Separation St NORTHCOTE 3070 (REI)

Agent Comments

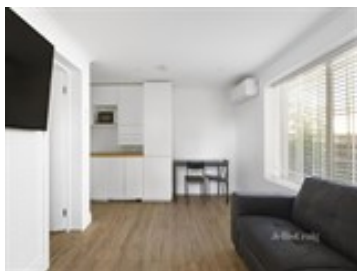


Price: \$350,000

Method: Private Sale

Date: 26/08/2024

Property Type: Unit



3/125 Arthur St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 20/08/2024

Property Type: Apartment



9/90 Yarralea St ALPHINGTON 3078 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 04/07/2024

Property Type: Apartment