

## 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

7/163 Gillies Street Fairfield VIC 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$337,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Fairfield

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

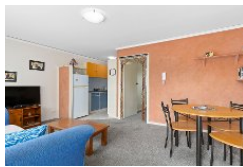
Date of sale

4/58 Arthur Street Fairfield VIC 3078	\$350,000	21-Feb-21
9/9 Hammond Street Thornbury VIC 3071	\$361,000	16-Nov-20
7/95 Raleigh Street Thornbury VIC 3071	\$385,000	15-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 24 May 2021



**4/58 Arthur Street Fairfield VIC 3078**

 1  1  1

Sold Price

**\$350,000**

Sold Date

**21-Feb-21**

Distance

**0.81km**



**9/9 Hammond Street Thornbury VIC 3071**

 1  1  1

Sold Price

**\$361,000**

Sold Date

**16-Nov-20**

Distance

**1.3km**



**7/95 Raleigh Street Thornbury VIC 3071**

 1  1  1

Sold Price

**\$385,000**

Sold Date

**15-Mar-21**

Distance

**1.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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