

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

8/42 GILLIES STREET FAIRFIELD VIC 3078

Indicative selling price

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

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Fairfield

Period-from

01 May 2022

to

30 Apr 2023

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

4/92 PERRY STREET FAIRFIELD VIC 3078	\$310,000	21-Feb-23
7/234 RATHMINES STREET FAIRFIELD VIC 3078	\$337,500	14-Jan-23
2/42 GILLIES STREET FAIRFIELD VIC 3078	\$304,999	05-Dec-22

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: 16 May 2023



4/92 PERRY STREET FAIRFIELD VIC 3078

1 1 1

Sold Price

\$310,000

Sold Date

21-Feb-23

Distance

0.96km



7/234 RATHMINES STREET FAIRFIELD VIC 3078

1 1 1

Sold Price

\$337,500

Sold Date

14-Jan-23

Distance

1.24km



2/42 GILLIES STREET FAIRFIELD VIC 3078

1 1 1

Sold Price

\$304,999

Sold Date

05-Dec-22

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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