COLLINGS

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	53a Gillies Street, Fairfield Vic 3078
Including suburb and	
postcode	

Indicative selling price

of the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this	price	see consumer.vic.gov.au/underquoting
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Range betweer	n \$1,140,000	&	\$1,190,000		
Median sale p	rice*				
Median price	4	House	Jnit	Suburb	Fairfield
Period - From	t	to	Source		

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.

Ade	dress of comparable property	Price	Date of sale
1	66 Rathmines St FAIRFIELD 3078	\$1,340,000	13/07/2019
2	15 Lennox St NORTHCOTE 3070	\$1,190,000	10/07/2019
3	65 Thomson St NORTHCOTE 3070	\$1,157,500	29/06/2019

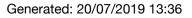
OR

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

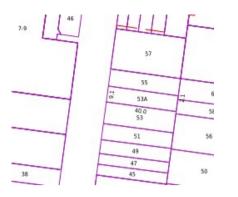
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propertydata



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.

COLLINGS





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 348 sqm approx Agent Comments

Indicative Selling Price \$1,140,000 - \$1,190,000 No median price available

Comparable Properties



Price: \$1,340,000 Method: Auction Sale Date: 13/07/2019 Rooms: -

66 Rathmines St FAIRFIELD 3078 (REI)

15 Lennox St NORTHCOTE 3070 (REI/VG)

60 1



Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,190,000 Method: Private Sale Date: 10/07/2019 Rooms: -Property Type: House (Res) Land Size: 395 sqm approx

2



65 Thomson St NORTHCOTE 3070 (REI)



Price: \$1,157,500 Method: Auction Sale

Date: 29/06/2019 Rooms: -Property Type: House (Res) Land Size: 204 sqm approx

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