

# 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

8/130 Gillies Street, Fairfield Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$400,000

### Median sale price

Median price

\$569,000

Property Type

Unit

Suburb

Fairfield

Period - From

06/09/2022

to

05/09/2023

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	2/28 Ross St NORTHCOTE 3070	\$370,000	14/04/2023
2	210/121-125 Victoria Rd NORTHCOTE 3070	\$410,000	25/08/2023
3	8/14 Vauxhall Rd NORTHCOTE 3070	\$438,000	19/08/2023

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:

06/09/2023 16:43



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/28 Ross St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$370,000

**Method:** Private Sale

**Date:** 14/04/2023

**Property Type:** Apartment



**210/121-125 Victoria Rd NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$410,000

**Method:** Private Sale

**Date:** 25/08/2023

**Property Type:** Apartment



**8/14 Vauxhall Rd NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$438,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** Apartment