

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

9/58 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Single price \$335,000

Median sale price

Median price \$498,750

Property Type Unit

Suburb Fairfield

Period - From 12/11/2023

to 11/11/2024

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	9/90 Yarralea St ALPHINGTON 3078	\$330,000	04/07/2024
2	3/125 Arthur St FAIRFIELD 3078	\$335,000	20/08/2024
3	7/6 Arthur St FAIRFIELD 3078	\$350,000	27/08/2024

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:

12/11/2024 19:44



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Property Type: Apartment

Agent Comments

Comparable Properties



9/90 Yarralea St ALPHINGTON 3078 (REI)

Agent Comments

1 1 1

Price: \$330,000

Method: Private Sale

Date: 04/07/2024

Property Type: Apartment



3/125 Arthur St FAIRFIELD 3078 (REI/VG)

Agent Comments

1 1 1

Price: \$335,000

Method: Private Sale

Date: 20/08/2024

Property Type: Apartment



7/6 Arthur St FAIRFIELD 3078 (VG)

Agent Comments

1 - -

Price: \$350,000

Method: Sale

Date: 27/08/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit