

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

1/61 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$320,000

&

\$350,000

Median sale price

Median price \$628,500

House

Unit

X

Suburb Fairfield

Period - From 01/07/2016

to

30/06/2017

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	12/10 Station St FAIRFIELD 3078	\$355,000	07/07/2017
2	4/361 Heidelberg Rd FAIRFIELD 3078	\$345,000	17/07/2017
3	8/30 Rathmines St FAIRFIELD 3078	\$315,000	02/06/2017

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.~~



1 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
Year ending June 2017: \$628,500

Comparable Properties



12/10 Station St FAIRFIELD 3078 (REI)

Agent Comments

1 1 1

Price: \$355,000
Method: Private Sale
Date: 07/07/2017
Rooms: -
Property Type: Apartment



4/361 Heidelberg Rd FAIRFIELD 3078 (REI)

Agent Comments

1 1 1

Price: \$345,000
Method: Private Sale
Date: 17/07/2017
Rooms: 3
Property Type: Apartment



8/30 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments

1 1 1

Price: \$315,000
Method: Private Sale
Date: 02/06/2017
Rooms: -
Property Type: Apartment