

2/115 Gillies Street, Fairfield Vic 3078



2 Bed 1 Bath 1 Car
Property Type: Unit
Indicative Selling Price
 \$590,000 - \$630,000
Median House Price
 Year ending December 2024:
 \$635,000

Comparable Properties



7/56 Arthur Street, Fairfield 3078 (REI)

2 Bed 1 Bath 1 Car
Price: \$635,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit
Agent Comments: Comparable attributes, similar style block, superior internal condition, inferior outdoor space



4/203 Station Street, Fairfield 3078 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$600,000
Method: Private Sale
Date: 28/11/2024
Property Type: Apartment
Agent Comments: Superior internal condition, comparable location and attributes, smaller outdoor space



106/9 Railway Place, Fairfield 3078 (VG)

2 Bed 1 Bath 1 Car
Price: \$600,000
Method: Sale
Date: 12/11/2024
Property Type: Strata Unit/Flat
Agent Comments: Newer development, superior condition, inferior size and outdoor space

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2/115 Gillies Street, Fairfield Vic 3078
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Indicative selling price

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

Range between &

Median sale price

Median price Unit Suburb

Period - From to Source

Comparable property sales

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
7/56 Arthur Street, FAIRFIELD 3078	\$635,000	07/12/2024
4/203 Station Street, FAIRFIELD 3078	\$600,000	28/11/2024
106/9 Railway Place, FAIRFIELD 3078	\$600,000	12/11/2024

This Statement of Information was prepared on: