

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

4/111-113 GILLIES STREET FAIRFIELD VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Fairfield

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

1/282-284 MANSFIELD STREET THORNBURY VIC 3071	\$385,000	16-Feb-23
8/44 SOUTH CRESCENT NORTHCOTE VIC 3070	\$382,499	26-Nov-22
16/59-61 GREEN STREET IVANHOE VIC 3079	\$419,999	29-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 21 February 2023



**1/282-284 MANSFIELD STREET
THORNBURY VIC 3071**

1 1 1

Sold Price

^{RS}

\$385,000

Sold Date

16-Feb-23

Distance

1.92km



**8/44 SOUTH CRESCENT
NORTHCOTE VIC 3070**

1 1 1

Sold Price

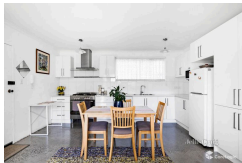
\$382,499

Sold Date

26-Nov-22

Distance

1.3km



**16/59-61 GREEN STREET IVANHOE
VIC 3079**

1 1 1

Sold Price

\$419,999

Sold Date

29-Oct-22

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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