

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

71 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,626,000

Property Type House

Suburb Fairfield

Period - From 01/01/2024

to 31/03/2024

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	1/214 Gillies St FAIRFIELD 3078	\$1,405,000	23/03/2024
2	126a Gillies St FAIRFIELD 3078	\$1,310,000	16/12/2023
3			

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:

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Property Type:
Agent Comments

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Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2024: \$1,626,000

Comparable Properties



1/214 Gillies St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$1,405,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)



126a Gillies St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$1,310,000
Method: Private Sale
Date: 16/12/2023
Property Type: House
Land Size: 201 sqm approx

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.

Account - Love & Co