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	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,626,000	Pro	Property Type Hous		se		Suburb	Fairfield	
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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:

23/04/2024 09:51



LOVE & CO





Property Type: Agent Comments Ken Gu 9471 0233 0433 428 060 ken.g@lovere.com.au

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

Comparable Properties



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

propertydata



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