

# 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

3/130 Gillies Street, Fairfield Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$450,000

### Median sale price

Median price \$492,500 Property Type Unit Suburb Fairfield

Period - From 18/09/2023 to 17/09/2024 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	5/14 Vauxhall Rd NORTHCOTE 3070	\$431,000	22/06/2024
2	4/40 Clarendon St THORNBURY 3071	\$429,000	18/05/2024
3	4/239 Rathmines St FAIRFIELD 3078	\$410,000	04/05/2024

**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:

18/09/2024 09:51



**Property Type:** Apartment

Agent Comments

## Comparable Properties



5/14 Vauxhall Rd NORTHCOTE 3070 (REI)

Agent Comments



**Price:** \$431,000

**Method:** Auction Sale

**Date:** 22/06/2024

**Property Type:** Unit



4/40 Clarendon St THORBURY 3071 (REI/VG)

Agent Comments



**Price:** \$429,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Unit



4/239 Rathmines St FAIRFIELD 3078 (REI/VG)

Agent Comments



**Price:** \$410,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Rooms:** 2

**Property Type:** Apartment