

# 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

3/128 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 \$485,000

&

\$495,000

### Median sale price

Median price \$505,000

Property Type Unit

Suburb Fairfield

Period - From 01/07/2023

to

30/09/2023

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	2/175 Arthur St FAIRFIELD 3078	\$490,000	16/10/2023
2	5/191 Arthur St FAIRFIELD 3078	\$505,000	14/09/2023
3	1/94 Fulham Rd ALPHINGTON 3078	\$516,500	22/06/2023

**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:

28/10/2023 17:19



 2  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**2/175 Arthur St FAIRFIELD 3078 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 16/10/2023

**Rooms:** 4

**Property Type:** Apartment



**5/191 Arthur St FAIRFIELD 3078 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$505,000

**Method:** Private Sale

**Date:** 14/09/2023

**Property Type:** Apartment



**1/94 Fulham Rd ALPHINGTON 3078 (VG)**

**Agent Comments**

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**Price:** \$516,500

**Method:** Sale

**Date:** 22/06/2023

**Property Type:** Strata Unit/Flat