

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

108 Perry Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$2,600,000

&

\$2,700,000

Median sale price

Median price \$1,787,500

Property Type House

Suburb Fairfield

Period - From 01/07/2022

to 30/06/2023

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	166 Waterdale Rd IVANHOE 3079	\$2,635,000	20/05/2023
2	36 Abbotsford Gr IVANHOE 3079	\$2,490,000	12/07/2023
3	94 Wingrove St ALPHINGTON 3078	\$2,300,000	06/04/2023

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:

31/07/2023 10:11



5 3 1

Property Type: House
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,700,000
Median House Price
Year ending June 2023: \$1,787,500

Comparable Properties



166 Waterdale Rd IVANHOE 3079 (REI/VG)

Agent Comments

5 2 2

Price: \$2,635,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 683 sqm approx



36 Abbotsford Gr IVANHOE 3079 (REI)

Agent Comments

6 3 3

Price: \$2,490,000
Method: Private Sale
Date: 12/07/2023
Rooms: 11
Property Type: House (Res)
Land Size: 609 sqm approx



94 Wingrove St ALPHINGTON 3078 (REI)

Agent Comments

5 2 3

Price: \$2,300,000
Method: Private Sale
Date: 06/04/2023
Property Type: House