

## 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 1/259 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 \$400,000 & \$440,000

## Median sale price

Median price \$502,500 House Unit X Suburb Fairfield

Period - From 01/04/2018 to 30/06/2018 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	5/48 Woolton Av THORNBURY 3071	\$410,000	14/07/2018
2	32/337 Station St THORNBURY 3071	\$410,000	20/04/2018
3	9/141 Clarke St NORTHCOTE 3070	\$415,000	28/04/2018

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.



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**Rooms:**  
**Property Type:** Vila Unit  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
June quarter 2018: \$502,500

## Comparable Properties



5/48 Woolton Av THORNBURY 3071 (REI)

**Agent Comments**

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**Price:** \$410,000  
**Method:** Auction Sale  
**Date:** 14/07/2018  
**Rooms:** -  
**Property Type:** Apartment



32/337 Station St THORNBURY 3071 (REI/VG)

**Agent Comments**

1 1 1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 20/04/2018  
**Rooms:** -  
**Property Type:** Apartment



9/141 Clarke St NORTHCOTE 3070 (REI/VG)

**Agent Comments**

1 1 1

**Price:** \$415,000  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** -  
**Property Type:** Apartment