# 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							
Range betweer	\$400,000	&	\$440,000				
Median sale price							
Median price	\$502,500 <del> </del>	House Un	it X	Suburb Fairfield			
Period - From	01/04/2018 t	o 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.

Add	dress 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.

Account - Harcourts Northcote | P: 03 9489 1030

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Vila Unit Agent Comments

John Bisignano 03 9489 1030 0413 067 916 john.bisignano@harcourts.com.au

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

# **Comparable Properties**



5/48 Woolton Av THORNBURY 3071 (REI)



Price: \$410.000 Method: Auction Sale Date: 14/07/2018

Agent Comments

Agent Comments



Rooms: -Property Type: Apartment

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



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



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



Price: \$415,000

Method: Auction Sale Date: 28/04/2018 Rooms: -Property Type: Apartment

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