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	3/257 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between $880,000 & $920,000

Median sale price

Median price $632,500 Property Type Unit Suburb Fairfield

Period - From 01/01/2023 to 31/03/2023 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	2/51 Livingstone St IVANHOE 3079	$905,000	09/03/2023
2	46 Sussex St PRESTON 3072	$905,000	06/04/2023
3			

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: 09/05/2023 11:29

3/257 Gillies Street, Fairfield Vic 3078

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Property Type:
Agent Comments

Indicative Selling Price
$880,000 - $920,000
Median Unit Price
March quarter 2023: $632,500

Comparable Properties



2/51 Livingstone St IVANHOE 3079 (REI)

3 1 1

Price: $905,000
Method: Sold Before Auction
Date: 09/03/2023
Property Type: Unit

Agent Comments



46 Sussex St PRESTON 3072 (REI)

2 2 1

Price: $905,000
Method: Private Sale
Date: 06/04/2023
Property Type: Townhouse (Res)

Agent Comments

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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