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	5/125 Grange Road, Fairfield Vic 3078

Indicative selling price

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

Range between $890,000 & $960,000

Median sale price

Median price $727,000 Property Type Unit Suburb Fairfield

Period - From 01/01/2024 to 31/03/2024 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	2/111 Darebin Rd THORNBURY 3071	$990,000	12/03/2024
2	62 Swift St THORNBURY 3071	$935,000	09/12/2023
3	5/57 Victoria Rd NORTHCOTE 3070	$904,000	13/02/2024

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: 15/05/2024 09:49

5/125 Grange Road, Fairfield Vic 3078

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3 2 2

Property Type: Townhouse (Res)
Land Size: 127 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $960,000
Median Unit Price
March quarter 2024: $727,000

Comparable Properties



2/111 Darebin Rd THORNBURY 3071 (REI)

3 2 -

Price: $990,000
Method: Private Sale
Date: 12/03/2024
Property Type: Apartment

Agent Comments



62 Swift St THORNBURY 3071 (REI/VG)

3 1 1

Price: $935,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)

Agent Comments



5/57 Victoria Rd NORTHCOTE 3070 (REI)

3 2 1

Price: $904,000
Method: Sold Before Auction
Date: 13/02/2024
Property Type: Townhouse (Res)

Agent Comments

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