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	3/125 Grange Road, Fairfield Vic 3078

Indicative selling price

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

Single price $849,000

Median sale price

Median price $1,455,000 Property Type House Suburb Fairfield

Period - From 01/07/2023 to 30/09/2023 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	2/1 Harker St ALPHINGTON 3078	$857,500	09/09/2023
2	2/280 Mansfield St THORNBURY 3071	$845,000	23/09/2023
3	3/291 Rathmines St THORNBURY 3071	$828,500	04/08/2023

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: 23/12/2023 20:29

3/125 Grange Road, Fairfield Vic 3078

Grace Purchase
03 9403 9300
0427 397 880
gracepurchase@jelliscraig.com.au



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$849,000
Median House Price
September quarter 2023: $1,455,000

Comparable Properties



2/1 Harker St ALPHINGTON 3078 (REI/VG)

2 2 1

Price: $857,500
Method: Auction Sale
Date: 09/09/2023
Property Type: Townhouse (Res)

Agent Comments



2/280 Mansfield St THORNBURY 3071 (REI/VG)

2 1 1

Price: $845,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Townhouse (Res)

Agent Comments



3/291 Rathmines St THORNBURY 3071 (REI/VG)

2 1 1

Price: $828,500
Method: Private Sale
Date: 04/08/2023
Property Type: Townhouse (Res)

Agent Comments

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