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	203 Arthur Street, Fairfield Vic 3078

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,485,500 Property Type House Suburb Fairfield

Period - From 01/10/2024 to 31/12/2024 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	189 Gillies St FAIRFIELD 3078	$1,380,000	07/12/2024
2			
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: 18/02/2025 11:39

203 Arthur Street, Fairfield Vic 3078

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3 1 0

Rooms: 5
Property Type: House (Res)
Land Size: 210 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
December quarter 2024: $1,485,500

This comparable sale is based on the home's features, the renovation's age, and block size. Notwithstanding Gillies Street offers parking. Arthur Street is double-fronted which I believe to be as valuable as parking as it offers larger room proportions.

Comparable Properties



189 Gillies St FAIRFIELD 3078 (REI)

3 1 1

Price: $1,380,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (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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