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	196 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Single price $1,395,000

Median sale price

Median price $1,712,500 Property Type House Suburb Fairfield

Period - From 01/10/2022 to 31/12/2022 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	12 Holmes St NORTHCOTE 3070	$1,500,000	22/02/2023
2	1/50 Austin St ALPHINGTON 3078	$1,415,000	18/02/2023
3	247 Arthur St FAIRFIELD 3078	$1,385,000	18/02/2023

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: 04/04/2023 10:59

196 Gillies Street, Fairfield Vic 3078

Lee Muddle
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3 1 1

Property Type: House (Res)
Land Size: 292 sqm approx

Agent Comments

Indicative Selling Price
$1,395,000
Median House Price
December quarter 2022: $1,712,500

Comparable Properties



12 Holmes St NORTHCOTE 3070 (REI)

3 1 1

Price: $1,500,000
Method: Private Sale
Date: 22/02/2023
Property Type: House

Agent Comments



1/50 Austin St ALPHINGTON 3078 (REI)

3 2 1

Price: $1,415,000
Method: Auction Sale
Date: 18/02/2023
Property Type: Townhouse (Res)

Agent Comments



247 Arthur St FAIRFIELD 3078 (REI)

3 1 1

Price: $1,385,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)

Agent Comments

Account - Jellis Craig

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