

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

6/105 Grange Road, Fairfield Vic 3078

Indicative selling price

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

Range between \$600,000

&

\$640,000

Median sale price

Median price \$579,000

Property Type Unit

Suburb Fairfield

Period - From 01/10/2018

to

30/09/2019

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	66/337 Station St THORNBURY 3071	\$610,000	29/04/2019
2	3/24 Como St ALPHINGTON 3078	\$607,500	05/08/2019
3	5/94 Gillies St FAIRFIELD 3078	\$600,000	31/05/2019

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:

21/10/2019 10:51



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Property Type: Apartment

Agent Comments

Comparable Properties



66/337 Station St THORNBURY 3071 (REI/VG) **Agent Comments**

 2  1  1

Price: \$610,000

Method: Private Sale

Date: 29/04/2019

Property Type: Apartment



3/24 Como St ALPHINGTON 3078 (REI) **Agent Comments**

 2  1  1

Price: \$607,500

Method: Sold Before Auction

Date: 05/08/2019

Property Type: Apartment



5/94 Gillies St FAIRFIELD 3078 (VG) **Agent Comments**

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Price: \$600,000

Method: Sale

Date: 31/05/2019

Property Type: Flat/Unit/Apartment (Res)