

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

139 Christmas Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$980,000 & \$1,045,000

Median sale price

Median price \$1,720,000 Property Type House Suburb Fairfield

Period - From 01/04/2024 to 30/06/2024 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	33 Sparks Av FAIRFIELD 3078	\$1,100,000	21/08/2024
2	124b Grange Rd ALPHINGTON 3078	\$980,000	06/07/2024
3	5/125 Grange Rd FAIRFIELD 3078	\$990,000	25/05/2024

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:

11/09/2024 13:43



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Property Type: House

Land Size: 170 sqm approx

Agent Comments

Comparable Properties



33 Sparks Av FAIRFIELD 3078 (REI)

Agent Comments

3 1 1

Price: \$1,100,000

Method: Auction Sale

Date: 21/08/2024

Property Type: Townhouse (Res)



124b Grange Rd ALPHINGTON 3078 (REI)

Agent Comments

3 2 1

Price: \$980,000

Method: Auction Sale

Date: 06/07/2024

Property Type: House (Res)



5/125 Grange Rd FAIRFIELD 3078 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000

Method: Sold Before Auction

Date: 25/05/2024

Property Type: Townhouse (Res)