

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

1/8 Grange Road, Alphington Vic 3078

Indicative selling price

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

Single price

\$1,045,000

Median sale price

Median price

\$771,000

Property Type

Unit

Suburb

Alphington

Period - From

19/05/2019

to

18/05/2020

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.~~

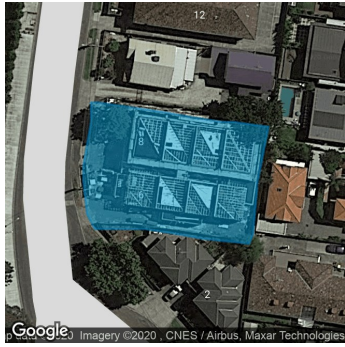
	Address of comparable property	Price	Date of sale
1	33 Rowe St ALPHINGTON 3078	\$1,090,000	14/02/2020
2	4/8 Grange Rd ALPHINGTON 3078	\$1,090,000	14/11/2019
3			

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:

19/05/2020 11:44



Property Type:

Agent Comments

Comparable Properties



33 Rowe St ALPHINGTON 3078 (REI/VG)

Agent Comments

3 2 -

Price: \$1,090,000

Method: Private Sale

Date: 14/02/2020

Property Type: House

Land Size: 170 sqm approx



4/8 Grange Rd ALPHINGTON 3078 (REI)

Agent Comments

4 3 2

Price: \$1,090,000

Method: Private Sale

Date: 14/11/2019

Property Type: Townhouse (Single)

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.