

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

19 Ross Street, Alphington Vic 3078

Indicative selling price

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

Range between \$1,580,000

&

\$1,650,000

Median sale price

Median price \$1,695,000

Property Type House

Suburb Alphington

Period - From 01/04/2019

to 31/03/2020

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	38 Locksley Rd IVANHOE 3079	\$1,690,000	07/02/2020
2	14 Gordon St FAIRFIELD 3078	\$1,605,000	29/02/2020
3	10 Austin St FAIRFIELD 3078	\$1,500,000	03/03/2020

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:

07/07/2020 10:47

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Indicative Selling Price

\$1,580,000 - \$1,650,000

Median House Price

Year ending March 2020: \$1,695,000



3 2 2

Property Type: House

Land Size: 579 sqm approx

Agent Comments

Comparable Properties



38 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

3 1 2

Price: \$1,690,000

Method: Sold Before Auction

Date: 07/02/2020

Property Type: House (Res)

Land Size: 708 sqm approx



14 Gordon St FAIRFIELD 3078 (REI)

Agent Comments

3 1 1

Price: \$1,605,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 5

Property Type: House (Res)



10 Austin St FAIRFIELD 3078 (REI)

Agent Comments

3 2 -

Price: \$1,500,000

Method: Sold Before Auction

Date: 03/03/2020

Property Type: House (Res)

Land Size: 401 sqm approx