

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

8/8 Grange Road, Alphington Vic 3078

Indicative selling price

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

Range between \$950,000

&

\$1,040,000

Median sale price

Median price \$2,290,000

Property Type House

Suburb Alphington

Period - From 01/04/2021

to 31/03/2022

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	2/24 Station St FAIRFIELD 3078	\$1,010,000	30/04/2022
2	32 Mills Blvd ALPHINGTON 3078	\$980,000	11/04/2022
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:

14/06/2022 14:25



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median House Price
Year ending March 2022: \$2,290,000

Comparable Properties



2/24 Station St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 30/04/2022
Property Type: Townhouse (Res)

32 Mills Blvd ALPHINGTON 3078 (VG)

Agent Comments



Price: \$980,000
Method: Sale
Date: 11/04/2022
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.