

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 9 Perry St, Alphington VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$1,100,000 & \$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,741,000 *House ☒ *Unit ☐ Suburb Alphington

Period - From Jan 2018 to Feb 2018 Source CoreLogic RP Data

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. 12c Perry St ALPHINGTON 3078 VIC	\$ 1,150,000	27/01/2018
2. 2/6 Yarralea St ALPHINGTON 3078 VIC	\$ 1,125,000	22/01/2018
3. 21 Tower Av ALPHINGTON 3078 VIC	\$ 1,052,500	26/04/2018

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.~~

Harcourts