Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

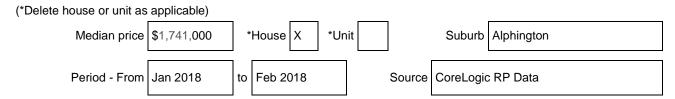
Address Including suburb and postcode

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				



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.



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