

## 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

5/23 Coate Avenue, Alphington Vic 3078

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$625,000

&

\$675,000

**Median sale price**

Median price \$725,000

House

Unit

X

Suburb

Alphington

Period - From 01/07/2018

to

30/06/2019

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	1/98 Grange Rd ALPHINGTON 3078	\$680,000	24/04/2019
2	4/145 Grange Rd FAIRFIELD 3078	\$660,000	07/07/2019
3	1/91-93 Grange Rd FAIRFIELD 3078	\$640,000	03/07/2019

**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.



2 1 1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$625,000 - \$675,000  
**Median Unit Price**  
Year ending June 2019: \$725,000

## Comparable Properties



1/98 Grange Rd ALPHINGTON 3078 (REI/VG)

**Agent Comments**

2 1 2

**Price:** \$680,000  
**Method:** Sold Before Auction  
**Date:** 24/04/2019  
**Rooms:** -  
**Property Type:** Unit



4/145 Grange Rd FAIRFIELD 3078 (REI)

**Agent Comments**

2 1 1

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 07/07/2019  
**Rooms:** -  
**Property Type:** Unit



1/91-93 Grange Rd FAIRFIELD 3078 (REI)

**Agent Comments**

2 1 2

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 03/07/2019  
**Rooms:** -  
**Property Type:** Villa