

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	553 Heidelberg Road, Alphington Vic 3078
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotingRange between &

Median sale price

Median price	<input type="text" value="\$630,000"/>	House	<input type="text"/>	Unit	<input type="text" value="X"/>	Suburb	<input type="text" value="Alphington"/>
Period - From	<input type="text" value="01/07/2016"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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		
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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
Year ending June 2017: \$630,000

Comparable Properties



15/152-154 Princess St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$830,000
Method: Sold Before Auction
Date: 05/03/2017
Rooms: -
Property Type: Apartment



6/87 Earl St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$752,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 6
Property Type: Townhouse (Res)

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.