

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

1/56 Grange Road, Alphington Vic 3078

Indicative selling price

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

Single price

\$879,000

Median sale price

Median price

\$703,000

House

Unit

X

Suburb

Alphington

Period - From

01/01/2018

to

31/12/2018

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	10 Coate Av ALPHINGTON 3078	\$935,000	02/03/2019
2	1/124 Grange Rd ALPHINGTON 3078	\$854,000	10/11/2018
3	1/8 The Ridgeway IVANHOE 3079	\$839,500	06/04/2019

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.

1/56 Grange Road, Alphington Vic 3078



 3  1  2

Rooms:
Property Type: Unit
Land Size: 273 sqm approx
Agent Comments

Indicative Selling Price
\$879,000
Median Unit Price
Year ending December 2018: \$703,000

Comparable Properties



10 Coate Av ALPHINGTON 3078 (REI)

Agent Comments

 3  1  2

Price: \$935,000
Method: Auction Sale
Date: 02/03/2019
Rooms: 5
Property Type: Townhouse (Res)



1/124 Grange Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

 3  1  1

Price: \$854,000
Method: Private Sale
Date: 10/11/2018
Rooms: -
Property Type: House
Land Size: 290 sqm approx



1/8 The Ridgeway IVANHOE 3079 (REI)

Agent Comments

 3  2  2

Price: \$839,500
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 187 sqm approx