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	1/56 Grange Road, Alphington Vic 3078
Including suburb and	
postcode	

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	Hou	se	Unit	Х	Suburb	Alphington
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

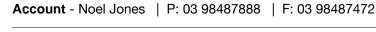
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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)

3





Agent Comments

Price: \$935,000 Method: Auction Sale Date: 02/03/2019

Rooms: 5

Property Type: Townhouse (Res)



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

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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)

-3







Price: \$839,500 Method: Auction Sale Date: 06/04/2019

Rooms: -

Property Type: Townhouse (Res) **Land Size:** 187 sqm approx

Agent Comments

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472





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