Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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Address	4/1-3 Rex Avenue, Alphington Vic 3078
Including auburb and	, , ,

Address Including suburb and postcode 4/1-3 Rex Avenue, Alphington Vic 3078

Indicative selling price

Property offered for sale

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

Range between \$650,000 & \$675,000

Median sale price

Median price	\$670,000	Pro	perty Type	Jnit		Suburb	Alphington
Period - From	01/04/2020	to	31/03/2021		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

1	15/14 Yarraford Av ALPHINGTON 3078	\$670,000	10/04/2021
2	306/21 Rex Av ALPHINGTON 3078	\$662,000	03/02/2021
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.

This Statement of Information was prepared on:	11/06/2021 13:12



Date of sale





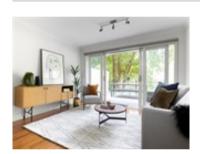


Rooms: 3

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$650,000 - \$675,000 **Median Unit Price** Year ending March 2021: \$670,000

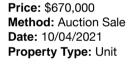
Comparable Properties



15/14 Yarraford Av ALPHINGTON 3078 (REI)

Agent Comments

Agent Comments





306/21 Rex Av ALPHINGTON 3078 (VG)





Price: \$662,000 Method: Sale Date: 03/02/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

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.

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089



