

## 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

6/1A HAMILTON STREET ALPHINGTON VIC 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$828,000

Property type

Unit

Suburb

Alphington

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

2/117 GILLIES STREET FAIRFIELD VIC 3078

\$850,000

16-Mar-24

2/59 GRANGE ROAD FAIRFIELD VIC 3078

\$800,000

24-Feb-24

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 6 months.

This Statement of Information was prepared on: 16 April 2024



**2/117 GILLIES STREET FAIRFIELD  
VIC 3078**

2 1 1

Sold Price <sup>RS</sup> **\$850,000** <sup>UN</sup> Sold Date **16-Mar-24**

Distance **0.81km**



**2/59 GRANGE ROAD FAIRFIELD  
VIC 3078**

2 1 1

Sold Price <sup>RS</sup> **\$800,000** Sold Date **24-Feb-24**

Distance **0.45km**

**RS** = Recent sale **UN** = Undisclosed Sale

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