

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

3/152 GRANGE ROAD ALPHINGTON VIC 3078

Indicative selling price

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

Single Price

\$988,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Alphington

Period-from

01 Jul 2022

to

30 Jun 2023

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

39 LATROBE AVENUE ALPHINGTON VIC 3078	\$940,000	23-May-23
32 MILLS BOULEVARD ALPHINGTON VIC 3078	\$980,000	11-Apr-22

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: 31 July 2023


**39 LATROBE AVENUE
ALPHINGTON VIC 3078**
 2
 2
 1

Sold Price **\$940,000** Sold Date **23-May-23**

Distance **1.48km**

**32 MILLS BOULEVARD
ALPHINGTON VIC 3078**
 2
 2
 1

Sold Price **\$980,000** Sold Date **11-Apr-22**

Distance **1.48km**
RS = Recent sale

UN = Undisclosed Sale

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