

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

21 Shiers Street, Alphington Vic 3078

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,870,000

House

X

Unit

Suburb Alphington

Period - From 01/10/2017

to

31/12/2017

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	3 Hall St FAIRFIELD 3078	\$1,520,000	11/11/2017
2	24 Ross St ALPHINGTON 3078	\$1,560,000	15/10/2017
3	16 Kelvin Rd ALPHINGTON 3078	\$1,650,000	01/11/2017

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.

21 Shiers Street, Alphington Vic 3078



 3  1  2

Rooms: 4

Property Type: House / Land

Land Size: 618 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2017: \$1,870,000

Comparable Properties



3 Hall St FAIRFIELD 3078 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,520,000

Method: Auction Sale

Date: 11/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 564 sqm approx



24 Ross St ALPHINGTON 3078 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,560,000

Method: Private Sale

Date: 15/10/2017

Rooms: 6

Property Type: House

Land Size: 594 sqm approx



16 Kelvin Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,650,000

Method: Private Sale

Date: 01/11/2017

Rooms: -

Property Type: House

Land Size: 602 sqm approx