

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

9/35 COATE AVENUE 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

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$826,500

Property type

Unit

Suburb

Alphington

Period-from

01 Feb 2023

to

31 Jan 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

14/23 COATE AVENUE ALPHINGTON VIC 3078	\$770,000	09-Dec-23
1/17 REX AVENUE ALPHINGTON VIC 3078	\$750,000	11-Sep-23
3/39 FULHAM ROAD ALPHINGTON VIC 3078	\$905,000	11-Dec-23

OR

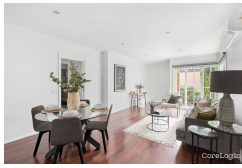
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 February 2024

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14/23 COATE AVENUE ALPHINGTON VIC 3078

Sold Price

^{RS}

\$770,000

Sold Date

09-Dec-23

2

1

1

Distance

0.08km



1/17 REX AVENUE ALPHINGTON VIC 3078

Sold Price

\$750,000

Sold Date

11-Sep-23

2

1

1

Distance

0.29km



3/39 FULHAM ROAD ALPHINGTON VIC 3078

Sold Price

^{RS}

\$905,000

^{UN}

Sold Date

11-Dec-23

2

1

1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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