

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 46B Smith Street, Alphington Vic 3078

Indicative selling price

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

Range between \$850,000 & \$910,000

Median sale price

Median price \$1,715,000 House X Unit Suburb Alphington

Period - From 01/01/2017 to 31/12/2017 Source REIV

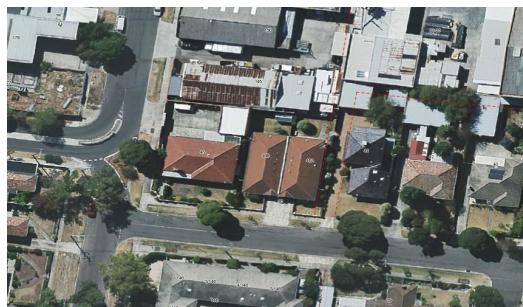
Comparable property sales (*Delete A or B below as applicable)

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	112 Wingrove St ALPHINGTON 3078	\$950,000	24/11/2017
2	424 Clarke St NORTHCOTE 3070	\$915,000	23/12/2017
3	275a Gooch St THORNBURY 3071	\$860,000	28/10/2017

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.



 3  1  1

Rooms:

Property Type: House

Land Size: 270 sqm approx

Agent Comments

Comparable Properties



112 Wingrove St ALPHINGTON 3078 (REI)

Agent Comments

 2  1  1

Price: \$950,000

Method: Sold Before Auction

Date: 24/11/2017

Rooms: -

Property Type: House (Res)



424 Clarke St NORTHCOTE 3070 (REI)

Agent Comments

 2  1  2

Price: \$915,000

Method: Private Sale

Date: 23/12/2017

Rooms: 3

Property Type: House

Land Size: 284 sqm approx



275a Gooch St THORNBURY 3071 (REI)

Agent Comments

 3  1  2

Price: \$860,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)