

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

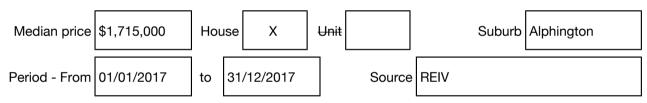
46B Smith Street, Alphington Vic 3078 d le

Indicative selling price

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

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

Median sale price



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.

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Gordon Whale 03 9490 0548



Rooms: Property Type: House Land Size: 270 sqm approx Agent Comments

0419 335 459 gwhale@milesre.com.au **Indicative Selling Price**

\$850,000 - \$910,000 **Median House Price** Year ending December 2017: \$1,715,000

Comparable Properties



112 Wingrove St ALPHINGTON 3078 (REI) 2 **i i** 1

Agent Comments

Agent Comments





424 Clarke St NORTHCOTE 3070 (REI)



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)

2 3 1

Agent Comments

Property Type: House (Res)

Price: \$860,000 Method: Auction Sale Date: 28/10/2017 Rooms: -

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