

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

1/1a Hamilton Street, Alphington Vic 3078

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$788,500

Property Type

Unit

Suburb

Alphington

Period - From

01/10/2019

to

31/12/2019

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	10/5 Chandler Hwy ALPHINGTON 3078	\$865,000	07/12/2019
2	1/66 Grange Rd ALPHINGTON 3078	\$835,000	28/09/2019
3	1/11 Coate Av ALPHINGTON 3078	\$795,000	14/09/2019

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.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$790,000 - \$840,000

Median Unit Price

December quarter 2019: \$788,500



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



10/5 Chandler Hwy ALPHINGTON 3078 (REI)

Agent Comments

 3  1  1

Price: \$865,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Townhouse (Res)



1/66 Grange Rd ALPHINGTON 3078 (REI)

Agent Comments

 3  1  1

Price: \$835,000

Method: Private Sale

Date: 28/09/2019

Property Type: Townhouse (Single)



1/11 Coate Av ALPHINGTON 3078 (REI)

Agent Comments

 3  2  2

Price: \$795,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Townhouse (Res)