

## 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	31 Broomfield Avenue, Alphington Vic 3078
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,400,000	&	\$1,540,000
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#### Median sale price

Median price	\$1,805,000	House	X	Unit		Suburb	Alphington
Period - From	01/04/2017	to	30/06/2017	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	205 Mitchell St NORTHCOTE 3070	\$1,516,000	17/06/2017
2	9 Sparks Av FAIRFIELD 3078	\$1,500,000	28/04/2017
3	25 Belmont Rd IVANHOE 3079	\$1,405,000	13/05/2017

**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.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,540,000  
**Median House Price**  
June quarter 2017: \$1,805,000

## Comparable Properties



**205 Mitchell St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$1,516,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 505 sqm approx



**9 Sparks Av FAIRFIELD 3078 (REI)**

Agent Comments



**Price:** \$1,500,000  
**Method:** Sold Before Auction  
**Date:** 28/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 445 sqm approx



**25 Belmont Rd IVANHOE 3079 (REI)**

Agent Comments



**Price:** \$1,405,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx