


 3   
  2   
  2
**Rooms:****Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$850,000 - \$920,000

**Median House Price**

Year ending March 2017: \$1,520,000

You will be captured by the fashionable style exhibited from this spacious townhouse sensation set by the Yarra River on a large allotment. Crafted with Daniel Robertson bricks, nothing has been left to chance in the pursuit of architectural excellence and the spacious garden is a rare commodity!

## Comparable Properties

**1/1 Hamilton St ALPHINGTON 3078 (REI)**

Agent Comments

 3   
  2   
  1

\$950000

**Price:****Method:** Sold Before Auction**Date:** 16/12/2016**Rooms:** -**Property Type:** Townhouse (Res)**111 Speight St THORBURY 3071 (REI)**

Agent Comments

 3   
  2   
  2

\$895,000

**Price:****Method:** Auction Sale**Date:** 20/05/2017**Rooms:** -**Property Type:** House (Res)**3/1a Hamilton St ALPHINGTON 3078 (REI)**

Agent Comments

 3   
  2   
  2

\$865,000

**Price:****Method:** Auction Sale**Date:** 23/07/2016**Rooms:** -**Property Type:** Townhouse (Res)

## 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	10/1a Hamilton Street, 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	\$850,000	&	\$920,000
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#### Median sale price

Median price	\$1,520,000	House	X	Suburb	Alphington
Period - From	01/04/2016	to	31/03/2017	Source	REIV

#### Comparable property sales

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
1/1 Hamilton St ALPHINGTON 3078		16/12/2016
111 Speight St THORBURY 3071		20/05/2017
3/1a Hamilton St ALPHINGTON 3078		23/07/2016