

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

4/11 Coate Avenue, Alphington Vic 3078

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$772,500

Property Type Unit

Suburb Alphington

Period - From 01/01/2025

to

31/03/2025

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	9/83 Earl St KEW 3101	\$949,000	05/04/2025
2	32a Separation St FAIRFIELD 3078	\$1,010,000	02/12/2024
3			

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:

02/05/2025 09:21

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3 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

March quarter 2025: \$772,500

Comparable Properties



9/83 Earl St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$949,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)



32a Separation St FAIRFIELD 3078 (REI)

Agent Comments

3 1 2

Price: \$1,010,000

Method: Private Sale

Date: 02/12/2024

Property Type: House

Land Size: 241 sqm approx

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 - Love & Co



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