

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

2 bedroom brand new townhouse Grange Road Alphington VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$980,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

Alphington

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 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

2/2 Noel Street Ivanhoe VIC 3079	\$1,257,000	26-Jul-20
5/4 Tuckett Street Alphington VIC 3078	\$1,190,000	03-Mar-21

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 6 months.

This Statement of Information was prepared on: 22 February 2022


2/2 Noel Street Ivanhoe VIC 3079

Sold Price

\$1,257,000

Sold Date

26-Jul-20


Distance

1.67km

5/4 Tuckett Street Alphington VIC 3078

Sold Price

\$1,190,000

Sold Date

03-Mar-21


Distance

1.24km
RS = Recent sale

UN = Undisclosed Sale

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