

# 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

3/8 Grange Road, Alphington Vic 3078

### Indicative selling price

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

Single price

\$1,040,000

### Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Alphington

Period - From

01/07/2018

to

30/06/2019

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	40 Latrobe Av ALPHINGTON 3078	\$1,000,000	29/07/2019
2	1/21 Fulham Rd ALPHINGTON 3078	\$1,000,000	24/04/2019
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:

06/10/2019 17:11



**Property Type:**

Agent Comments

## Comparable Properties



**40 Latrobe Av ALPHINGTON 3078 (REI/VG)**

Agent Comments



**Price:** \$1,000,000

**Method:** Sold Before Auction

**Date:** 29/07/2019

**Property Type:** Townhouse (Res)

**Land Size:** 73 sqm approx

**1/21 Fulham Rd ALPHINGTON 3078 (VG)**

Agent Comments



**Price:** \$1,000,000

**Method:** Sale

**Date:** 24/04/2019

**Property Type:** Flat/Unit/Apartment (Res)

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.