

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 Coate Avenue, Alphington Vic 3078

Indicative selling price

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

Range between

\$830,000

&

\$910,000

Median sale price

Median price \$780,000

House

Unit

X

Suburb

Alphington

Period - From

01/07/2017

to

30/06/2018

Source

REIV

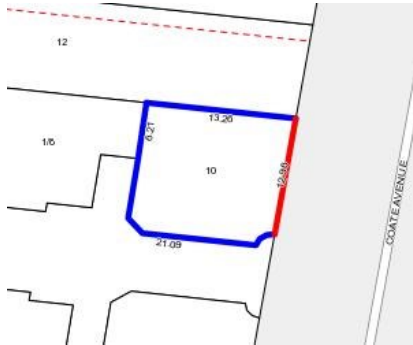
Comparable property sales (*Delete A or B below as applicable)

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	1/184 Brougham St KEW 3101	\$915,000	24/02/2018
2	1/2-10 Fulham Rd ALPHINGTON 3078	\$861,000	14/04/2018
3	1/293 Station St FAIRFIELD 3078	\$860,000	30/04/2018

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

Comparable Properties



1/184 Brougham St KEW 3101 (REI/VG)

Agent Comments



Price: \$915,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: Townhouse (Res)



1/2-10 Fulham Rd ALPHINGTON 3078 (REI/VG)

Agent Comments



Price: \$861,000

Method: Sold Before Auction

Date: 14/04/2018

Rooms: -

Property Type: House (Res)



1/293 Station St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$860,000

Method: Sold Before Auction

Date: 30/04/2018

Rooms: -

Property Type: Townhouse (Res)