

### Statement of Information

haurna matranalitan

# 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	\$830,0	000		&		\$910	),000			
Median sale price										
Median price	\$780,00	0	Hou	se	Ur	nit	Х		Suburb	Alphington
Period - From (	01/07/2	017	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.

Add	dress 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.

Account - Jellis Craig | P: 03 8415 6100



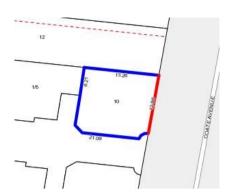


Generated: 14/08/2018 10:44



Paula Beavis 03 9403 9300 0407267366 paulabeavis@jelliscraig.com.au

**Indicative Selling Price** \$830,000 - \$910,000 **Median Unit Price** Year ending June 2018: \$780,000



Rooms: **Property Type: Agent Comments** 

## Comparable Properties



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



Price: \$915,000 Method: Auction Sale Date: 24/02/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



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)

Agent Comments



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





Price: \$860.000

Method: Sold Before Auction

Date: 30/04/2018

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8415 6100





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 14/08/2018 10:44