

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
--	-----	-------	---------	---------	---

Address	1/8 Coate Avenue, Alphington Vic 3078
Including suburb and	
postcode	

### 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	Hou	se	Unit	Х	Suburb	Alphington
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

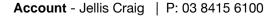
# Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4/184 Brougham St KEW 3101	\$930,000	28/04/2018
2	1/184 Brougham St KEW 3101	\$915,000	24/02/2018
3	545 Heidelberg Rd ALPHINGTON 3078	\$810,000	04/05/2018

#### 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.







Generated: 14/08/2018 10:58











Rooms: **Property Type: Agent Comments** 

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

# Comparable Properties



4/184 Brougham St KEW 3101 (REI/VG)



Price: \$930,000 Method: Auction Sale Date: 28/04/2018 Rooms: 3

Property Type: Townhouse (Res)

**Agent Comments** 



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

**———** 2







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

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



545 Heidelberg Rd ALPHINGTON 3078

(REI/VG)

**=** 3





Method: Sold After Auction

Date: 04/05/2018

Price: \$810,000

Rooms: 7

Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 8415 6100





Generated: 14/08/2018 10:58