

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

1/8 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	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.



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)

Agent Comments



Price: \$930,000
Method: Auction Sale
Date: 28/04/2018
Rooms: 3
Property Type: Townhouse (Res)



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)



545 Heidelberg Rd ALPHINGTON 3078 (REI/VG)

Agent Comments



Price: \$810,000
Method: Sold After Auction
Date: 04/05/2018
Rooms: 7
Property Type: Townhouse (Single)