



## 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

152 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)

Range between \$950,000 & \$1,045,000

#### Median sale price

Median price \$1,750,000 House X Unit 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	12a Boothby St NORTHCOTE 3070	\$1,194,000	29/06/2019
2	40 Latrobe Av ALPHINGTON 3078	\$1,000,000	29/07/2019
3	210 Bastings St FAIRFIELD 3078	\$965,000	20/07/2019

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.



2   -  

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 809 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending June 2019: \$1,750,000

## Comparable Properties



**12a Boothby St NORTHCOTE 3070 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,194,000  
**Method:** Auction Sale  
**Date:** 29/06/2019  
**Rooms:** -  
**Property Type:** House (Res)



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

**Agent Comments**

3   3   2

**Price:** \$1,000,000  
**Method:** Sold Before Auction  
**Date:** 29/07/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)



**210 Bastings St FAIRFIELD 3078 (REI)**

**Agent Comments**

3   1   2

**Price:** \$965,000  
**Method:** Auction Sale  
**Date:** 20/07/2019  
**Rooms:** -  
**Property Type:** House (Res)