

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	152 Grange Road, Alphington Vic 3078
Including suburb and	
postcode	

Indicative selling price

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

Range between \$	\$950,000	&	\$1,045,000
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Median sale price

Median price	\$1,750,000	Hou	ıse X	Unit		Suburb	Alphington
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

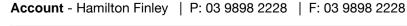
Comparable property sales (*Delete A or B below as applicable)

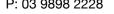
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

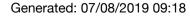
Ad	dress of comparable property	Price	Date of sale
1	12a Boothby St NORTHCOTE 3070	\$1,194,000	29/06/2019
2	40 Latrobe Av ALPHINGTON 3078	\$1,000,000	29/07/2019
3	210 Bastings St FAIRFIELD 3078	\$965,000	20/07/2019

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.



















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)





Price: \$1,194,000 Method: Auction Sale Date: 29/06/2019

Rooms: -

Property Type: House (Res)

Agent Comments



40 Latrobe Av ALPHINGTON 3078 (REI)





Price: \$1,000,000

Method: Sold Before Auction

Date: 29/07/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments



210 Bastings St FAIRFIELD 3078 (REI)



Price: \$965,000 Method: Auction Sale Date: 20/07/2019

Rooms: -

Property Type: House (Res)

Agent Comments

Account - Hamilton Finley | P: 03 9898 2228 | F: 03 9898 2228





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