

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

1/28 Grange Road, Alphington Vic 3078

Indicative selling price

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

Range between \$1,440,000 & \$1,480,000

Median sale price

Median price \$1,038,500 Property Type Townhouse Suburb Alphington

Period - From 24/01/2023 to 23/01/2024 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	1/229 Rathmines St FAIRFIELD 3078	\$1,455,000	29/09/2023
2	1/27-29 Kenilworth Pde IVANHOE 3079	\$1,470,000	20/11/2023
3	27 Warson PI ALPHINGTON 3078	\$1,470,000	27/07/2023

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.~~

This Statement of Information was prepared on:

24/01/2024 14:37



Property Type:

Agent Comments

Comparable Properties



1/229 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$1,455,000

Method:

Date: 29/09/2023

Property Type: Townhouse (Single)



1/27-29 Kenilworth Pde IVANHOE 3079 (REI)

Agent Comments



Price: \$1,470,000

Method: Sold Before Auction

Date: 20/11/2023

Property Type: Townhouse (Res)



27 Warson Pl ALPHINGTON 3078 (REI/VG)

Agent Comments



Price: \$1,470,000

Method: Private Sale

Date: 27/07/2023

Property Type: Townhouse (Single)