

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

10/24 Como Street, Alphington Vic 3078

Indicative selling price

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

Range between \$475,000 & \$500,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Alphington

Period - From 01/01/2024 to 31/03/2024 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	7/34 Wilmoth St NORTHCOTE 3070	\$495,000	30/04/2024
2	202/332 High St NORTHCOTE 3070	\$500,000	11/04/2024
3	3/20 Eastment St NORTHCOTE 3070	\$511,000	02/03/2024

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:

30/05/2024 15:41



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2 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$475,000 - \$500,000
Median Unit Price
March quarter 2024: \$725,000

Comparable Properties

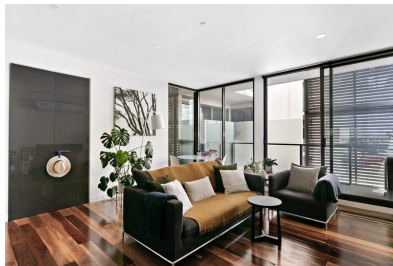


7/34 Wilmoth St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$495,000
Method:
Date: 30/04/2024
Property Type: Unit



202/332 High St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$500,000
Method:
Date: 11/04/2024
Property Type: Unit



3/20 Eastmont St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$511,000
Method:
Date: 02/03/2024
Property Type: Unit

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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