Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 20 Latrobe Avenue, Alphington Vic 3078

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting			
Range betwee	\$2,000,000		&		\$2,100,000				
Median sale price									
Median price	\$2,008,500	Pro	operty Type	Hou	se		Suburb	Alphington	
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	33 Parkview Rd ALPHINGTON 3078	\$2,000,000	12/02/2024
2			
3			

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:

05/04/2024 11:22









Property Type: House (Res) **Land Size:** 235 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,100,000 Median House Price Year ending December 2023: \$2,008,500

Comparable Properties



33 Parkview Rd ALPHINGTON 3078 (REI)



Price: \$2,000,000 Method: Private Sale Date: 12/02/2024 Property Type: House Agent Comments

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.

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propertydata



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