

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 205/17 Rex Avenue, Alphington Vic 3078

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Alphington

Period - From 26/06/2023 to 25/06/2024 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	116/44 Gillies St FAIRFIELD 3078	\$450,000	17/04/2024
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: 26/06/2024 16:28



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

26/06/2023 - 25/06/2024: \$655,000

Comparable Properties



116/44 Gillies St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 17/04/2024

Property Type: Unit

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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