

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

3 Riverbrae Court, Alphington Vic 3078

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,205,000 Property Type House Suburb Alphington

Period - From 01/07/2023 to 30/09/2023 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	48 Broomfield Av ALPHINGTON 3078	\$2,205,000	02/09/2023
2	37 Kenilworth Pde IVANHOE 3079	\$2,000,000	23/09/2023
3	19 Clive St ALPHINGTON 3078	\$1,900,000	05/10/2023

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:

18/10/2023 10:15



Rooms: 6

Property Type: House (Res)

Land Size: 586 sqm approx

Agent Comments

Comparable Properties



48 Broomfield Av ALPHINGTON 3078 (REI)

Agent Comments



Price: \$2,205,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 449 sqm approx



37 Kenilworth Pde IVANHOE 3079 (REI)

Agent Comments



Price: \$2,000,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 762 sqm approx



19 Clive St ALPHINGTON 3078 (REI)

Agent Comments



Price: \$1,900,000

Method: Sold Before Auction

Date: 05/10/2023

Property Type: House (Res)

Land Size: 725 sqm approx