

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

31a Shiers Street, Alphington Vic 3078

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$2,400,000

Property Type House

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	25 Parkview Rd ALPHINGTON 3078	\$1,801,000	03/04/2024
2	99a Christmas St NORTHCOTE 3070	\$1,831,000	16/03/2024
3	9 Ballinamona St FAIRFIELD 3078	\$1,842,000	16/05/2024

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:

12/06/2024 15:36



 3  2  2

Property Type:

Land Size: 302 sqm approx

Agent Comments

Comparable Properties



25 Parkview Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,801,000

Method: Private Sale

Date: 03/04/2024

Property Type: House (Res)

Land Size: 224 sqm approx



99a Christmas St NORTHCOTE 3070 (REI)

Agent Comments

 3  2  2

Price: \$1,831,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)



9 Ballinamona St FAIRFIELD 3078 (REI)

Agent Comments

 4  2  2

Price: \$1,842,000

Method: Sold Before Auction

Date: 16/05/2024

Property Type: House (Res)