

# 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

32 View Street, Alphington Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,970,000

### 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.

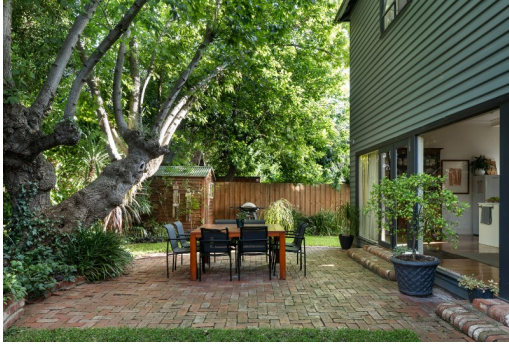
	Address of comparable property	Price	Date of sale
1	2 Hillside Av NORTHCOTE 3070	\$2,825,000	01/10/2023
2	4 Killop St ALPHINGTON 3078	\$2,750,000	27/10/2023
3	69 Rathmines St FAIRFIELD 3078	\$2,650,000	28/10/2023

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:

19/12/2023 17:00



 5  2  3

**Property Type:** House

**Land Size:** 603 Approx. sqm  
approx

**Agent Comments**

Marvelous five bedroom two bathroom plus study period home opposite Alphington Park impresses through three versatile living domains, island kitchen, alfresco entertaining and copious OSP.

## Comparable Properties



**2 Hillside Av NORTHCOTE 3070 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$2,825,000

**Method:** Private Sale

**Date:** 01/10/2023

**Property Type:** House



**4 Killop St ALPHINGTON 3078 (REI)**

**Agent Comments**

 5  2  1

**Price:** \$2,750,000

**Method:** Sold Before Auction

**Date:** 27/10/2023

**Property Type:** House (Res)

**Land Size:** 547 sqm approx



**69 Rathmines St FAIRFIELD 3078 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$2,650,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 540 sqm approx