

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

4/4 REX AVENUE ALPHINGTON VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Alphington

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

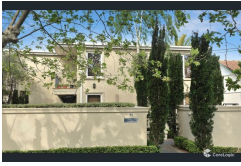
Date of sale

5/11 BROOMFIELD AVENUE ALPHINGTON VIC 3078	\$671,000	23-Oct-23
1/92 PRINCESS STREET KEW VIC 3101	\$665,000	14-Oct-23

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 6 months.

This Statement of Information was prepared on: 13 December 2023

**5/11 BROOMFIELD AVENUE
ALPHINGTON VIC 3078**

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Sold Price

^{RS}**\$671,000**

Sold Date

23-Oct-23

Distance

0.5km**1/92 PRINCESS STREET KEW VIC
3101**

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Sold Price

^{RS}**\$665,000**

Sold Date

14-Oct-23

Distance

1.89km**RS** = Recent sale**UN** = Undisclosed Sale

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