

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 48 Broomfield Avenue, Alphington Vic 3078

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,785,000 Property Type House Suburb Alphington

Period - From 01/04/2023 to 30/06/2023 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	33 Keith St ALPHINGTON 3078	\$2,350,000	02/06/2023
2	43 Whalley St NORTHCOTE 3070	\$2,300,000	26/04/2023
3	12 South Cr NORTHCOTE 3070	\$2,222,500	20/05/2023

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: 03/08/2023 11:36



Property Type: House
Land Size: 449 sqm approx
Agent Comments

Comparable Properties



33 Keith St ALPHINGTON 3078 (REI)

Agent Comments



Price: \$2,350,000
Method: Sold Before Auction
Date: 02/06/2023
Property Type: House (Res)
Land Size: 595 sqm approx



43 Whalley St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,300,000
Method: Sold Before Auction
Date: 26/04/2023
Property Type: House (Res)
Land Size: 431 sqm approx



12 South Cr NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,222,500
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 680 sqm approx