

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

6/1A HAMILTON STREET 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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Alphington

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/59 GRANGE ROAD FAIRFIELD VIC 3078	\$800,000	24-Feb-24
2/117 GILLIES STREET FAIRFIELD VIC 3078	\$850,000	16-Mar-24

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: 19 March 2024



**2/59 GRANGE ROAD FAIRFIELD
VIC 3078**

2 1 1

Sold Price

^{RS} **\$800,000**

Sold Date **24-Feb-24**

Distance **0.45km**



**2/117 GILLIES STREET FAIRFIELD
VIC 3078**

2 1 1

Sold Price

^{RS} **\$850,000** ^{UN}

Sold Date **16-Mar-24**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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