

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

8/1 Gibson Street, Alphington Vic 3078

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$826,500 Property Type Unit Suburb Alphington

Period - From 01/04/2023 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 | 5/10 Station St FAIRFIELD 3078 | \$357,000 | 20/04/2024 |
| 2 | 7/11 Rathmines St FAIRFIELD 3078 | \$351,351 | 27/04/2024 |
| 3 | 6/191 Arthur St FAIRFIELD 3078 | \$340,000 | 25/03/2024 |

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:

13/05/2024 18:12



Rooms: 4
Property Type: Townhouse
 (Single)
 Agent Comments

Indicative Selling Price
 \$330,000 - \$360,000
Median Unit Price
 Year ending March 2024: \$826,500

Comparable Properties



5/10 Station St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$357,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Apartment



7/11 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$351,351
Method: Private Sale
Date: 27/04/2024
Property Type: Apartment



6/191 Arthur St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 25/03/2024
Property Type: Apartment

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374