

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	1/16 Miller Street, Alphington Vic 3078
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$1,805,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Alphington"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	7 Rathmines St FAIRFIELD 3070	\$1,430,000	25/03/2017
2	17 Lowther St ALPHINGTON 3078	\$1,361,000	25/02/2017
3	72 Thomson St NORTHCOTE 3070	\$1,332,000	01/04/2017

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.~~

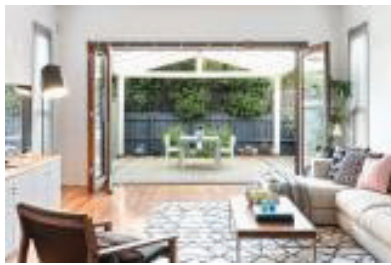


Rooms:
Property Type: House
Land Size: 280 sqm approx

Agent Comments

Superbly renovated home on a low maintenance block in a great location.

Comparable Properties



7 Rathmines St FAIRFIELD 3070 (REI)

Agent Comments



Price: \$1,430,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 309 sqm approx



17 Lowther St ALPHINGTON 3078 (REI)

Agent Comments



Price: \$1,361,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 5
Property Type: House (Res)
Land Size: 131.80 sqm approx



72 Thomson St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,332,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 349 sqm approx