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	4/2 Miller Street, Alphington Vic 3078

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $905,000 Property Type Townhouse Suburb Alphington

Period - From 23/07/2023 to 22/07/2024 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	16/249 Westgarth St NORTHCOTE 3070	$1,045,000	31/01/2024
2	2/180 Westgarth St NORTHCOTE 3070	$1,075,000	16/05/2024
3	2/182 Westgarth St NORTHCOTE 3070	$1,156,000	25/05/2024

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: 23/07/2024 15:40

4/2 Miller Street, Alphington Vic 3078

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2 2 3

Property Type: Townhouse (Res)
Land Size: 155 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
23/07/2023 - 22/07/2024: $905,000

Comparable Properties



16/249 Westgarth St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,045,000
Method: Sold Before Auction
Date: 31/01/2024
Property Type: Townhouse (Single)

Agent Comments



2/180 Westgarth St NORTHCOTE 3070 (REI)

2 2 3

Price: $1,075,000
Method: Sold Before Auction
Date: 16/05/2024
Property Type: Townhouse (Res)

Agent Comments



2/182 Westgarth St NORTHCOTE 3070 (REI)

3 1 2

Price: $1,156,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Townhouse (Res)

Agent Comments

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