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	2B Hamilton Street, Alphington Vic 3078

Indicative selling price

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

Single price $880,000

Median sale price

Median price $780,000 Property Type Unit Suburb Alphington

Period - From 01/07/2023 to 30/06/2024 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	1/218 Princess St KEW 3101	$890,000	23/06/2024
2	6/1a Hamilton St ALPHINGTON 3078	$770,000	03/05/2024
3			

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: 11/10/2024 12:37

2B Hamilton Street, Alphington Vic 3078



2 1 1

Property Type: Townhouse (Single)
Land Size: 170 sqm approx

Agent Comments

Indicative Selling Price
$880,000
Median Unit Price
Year ending June 2024: $780,000

Comparable Properties



1/218 Princess St KEW 3101 (REI/VG)

2 1 1

Price: $890,000
Method: Private Sale
Date: 23/06/2024
Property Type: Townhouse (Res)

Agent Comments

6/1a Hamilton St ALPHINGTON 3078 (VG)

2 - -

Price: $770,000
Method: Sale
Date: 03/05/2024
Property Type: Townhouse (Conjoined)

Agent Comments

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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