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	32 View Street, Alphington Vic 3078

Indicative selling price

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

Single price $2,970,000

Median sale price

Median price $2,008,500 Property Type House Suburb Alphington

Period - From 01/10/2023 to 31/12/2023 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	14 Shiers St ALPHINGTON 3078	$2,925,000	12/09/2023
2	2 Hillside Av NORTHCOTE 3070	$2,825,000	01/10/2023
3	4 Killop St ALPHINGTON 3078	$2,750,000	27/10/2023

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: 22/01/2024 18:17

32 View Street, Alphington Vic 3078

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5 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$2,970,000
Median House Price
December quarter 2023: $2,008,500

Comparable Properties



14 Shiers St ALPHINGTON 3078 (REI/VG)

4 5 2

Price: $2,925,000
Method: Auction Sale
Date: 12/09/2023
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments



2 Hillside Av NORTHCOTE 3070 (REI/VG)

5 3 2

Price: $2,825,000
Method: Private Sale
Date: 01/10/2023
Property Type: House
Land Size: 510 sqm approx

Agent Comments



4 Killop St ALPHINGTON 3078 (REI/VG)

5 2 1

Price: $2,750,000
Method: Sold Before Auction
Date: 27/10/2023
Property Type: House (Res)
Land Size: 547 sqm approx

Agent Comments

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