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	37 Beckwith Avenue, Alphington Vic 3078

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,785,000 Property Type House Suburb Alphington

Period - From 01/04/2023 to 30/06/2023 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.

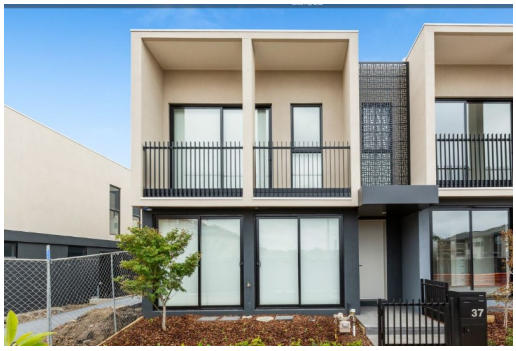
	Address of comparable property	Price	Date of sale
1	78 Separation St FAIRFIELD 3078	$1,100,000	14/06/2023
2	4/5 Edward Ct IVANHOE 3079	$1,090,000	08/08/2023
3	39 Latrobe Av ALPHINGTON 3078	$940,000	29/05/2023

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: 15/08/2023 15:38

37 Beckwith Avenue, Alphington Vic 3078



3 -

Property Type: House (Res)
Land Size: 107 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
June quarter 2023: $1,785,000

Comparable Properties



78 Separation St FAIRFIELD 3078 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 14/06/2023
Property Type: House

Agent Comments



4/5 Edward Ct IVANHOE 3079 (REI)

3 2 2

Price: $1,090,000
Method: Private Sale
Date: 08/08/2023
Property Type: Townhouse (Single)

Agent Comments



39 Latrobe Av ALPHINGTON 3078 (REI/VG)

2 2 1

Price: $940,000
Method: Private Sale
Date: 29/05/2023
Property Type: Townhouse (Single)
Land Size: 4234 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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