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	4/14 Yarralea Street, Alphington Vic 3078

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $655,000 Property Type Unit Suburb Alphington

Period - From 24/07/2023 to 23/07/2024 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	2/94 Fulham Rd ALPHINGTON 3078	$551,500	13/06/2024
2	6/105 Upper Heidelberg Rd IVANHOE 3079	$550,000	11/06/2024
3	12/1 Kenilworth Pde IVANHOE 3079	$550,000	21/05/2024

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: 24/07/2024 12:23

4/14 Yarralea Street, Alphington Vic 3078

Nelson Alexander



2 -

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
24/07/2023 - 23/07/2024: $655,000

Comparable Properties



2/94 Fulham Rd ALPHINGTON 3078 (REI)

2 1 1

Price: $551,500
Method: Private Sale
Date: 13/06/2024
Property Type: Apartment

Agent Comments

6/105 Upper Heidelberg Rd IVANHOE 3079 (VG)

2 - -

Price: $550,000
Method: Sale
Date: 11/06/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



12/1 Kenilworth Pde IVANHOE 3079 (VG)

2 - -

Price: $550,000
Method: Sale
Date: 21/05/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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