

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

1/40 Yarralea Street, Alphington Vic 3078

Indicative selling price

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

Range between \$285,000 & \$310,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Alphington

Period - From 01/04/2024 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	7/3 St Bernards Rd ALPHINGTON 3078	\$280,000	09/09/2024
2	2/101 Lucerne Cr ALPHINGTON 3078	\$305,500	20/08/2024
3	9/90 Yarralea St ALPHINGTON 3078	\$330,000	04/07/2024

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:

25/09/2024 15:09



1
 1
 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$285,000 - \$310,000 **Median**
Unit Price
 June quarter 2024: \$675,000

Comparable Properties



7/3 St Bernards Rd ALPHINGTON 3078 (REI)

Agent Comments

1
 1
 1

Price: \$280,000
Method: Private Sale
Date: 09/09/2024
Property Type: Unit



2/101 Lucerne Cr ALPHINGTON 3078 (REI)

Agent Comments

1
 1
 1

Price: \$305,500
Method: Private Sale
Date: 20/08/2024
Rooms: 2
Property Type: Apartment



9/90 Yarralea St ALPHINGTON 3078 (REI)

Agent Comments

1
 1
 1

Price: \$330,000
Method: Private Sale
Date: 04/07/2024
Property Type: Apartment