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	13a Fulham Road, Alphington Vic 3078

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $2,000,000 Property Type House Suburb Alphington

Period - From 18/11/2023 to 17/11/2024 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	8 Hillside Av NORTHCOTE 3070	$1,600,000	19/10/2024
2	1/6 Yarralea St ALPHINGTON 3078	$1,710,000	19/10/2024
3	103 Bastings St NORTHCOTE 3070	$1,800,000	17/06/2024

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: 18/11/2024 12:24

13a Fulham Road, Alphington Vic 3078

Paula Beavis
03 9403 9300
0407267366
paulabeavis@jelliscraig.com.au



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 301 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
18/11/2023 - 17/11/2024: $2,000,000

Comparable Properties



8 Hillside Av NORTHCOTE 3070 (REI)

3 2 2

Price: $1,600,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)

Agent Comments



1/6 Yarralea St ALPHINGTON 3078 (REI)

4 2 2

Price: $1,710,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Townhouse (Res)

Agent Comments



103 Bastings St NORTHCOTE 3070 (REI/VG)

4 3 2

Price: $1,800,000
Method: Private Sale
Date: 17/06/2024
Property Type: Townhouse (Single)

Agent Comments

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