### 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

13 Harker Street, Alphington Vic 3078

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,950,000		&		\$2,100,000				
Median sale price									
Median price	\$2,205,000	Property Type Hou		Hous	ISE		Suburb	Alphington	
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	32 Bennett St ALPHINGTON 3078	\$2,309,000	09/09/2023
2	22 Boothby St NORTHCOTE 3070	\$2,100,000	10/05/2023
3	19 Clive St ALPHINGTON 3078	\$1,900,000	05/10/2023

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:

20/10/2023 15:12



## Nelson Alexander





**Property Type:** Agent Comments Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price September quarter 2023: \$2,205,000

# **Comparable Properties**

a Con	32 Bennett St ALPHINGTON 3078 (REI) 3  3  3  3  3  4	Agent Comments
	Price: \$2,309,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res)	
	22 Boothby St NORTHCOTE 3070 (REI) 3  1  2  1	Agent Comments
	Price: \$2,100,000 Method: Private Sale	
	Date: 10/05/2023	
A H. MARINA	Property Type: House	
	Land Size: 653 sqm approx	
	19 Clive St ALPHINGTON 3078 (REI)	Agent Comments
	<b>1 - 4</b> - <b>1</b> - <b>3</b> - <b>1</b> - <b>3</b>	
New II II III	Price: \$1,900,000	
	Method: Sold Before Auction	
	Date: 05/10/2023 Property Type: House (Res)	
	Land Size: 725 sqm approx	

#### Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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