

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000 & \$2,100,000

### Median sale price

Median price \$2,205,000 Property Type House Suburb Alphington

Period - From 01/07/2023 to 30/09/2023 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	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



**Property Type:**  
Agent Comments

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

## Comparable Properties



**32 Bennett St ALPHINGTON 3078 (REI)**

Agent Comments



**Price:** \$2,309,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)



**22 Boothby St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 10/05/2023  
**Property Type:** House  
**Land Size:** 653 sqm approx



**19 Clive St ALPHINGTON 3078 (REI)**

Agent Comments



**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