

## 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 MERCIL ROAD ALPHINGTON VIC 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,215,000

Property type

House

Suburb

Alphington

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

4/6 YARRALEA STREET ALPHINGTON VIC 3078	\$1,400,000	14-Oct-23
239 MITCHELL STREET NORTHCOTE VIC 3070	\$1,377,500	02-Sep-23

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 6 months.

This Statement of Information was prepared on: 08 November 2023

**4/6 YARRALEA STREET  
ALPHINGTON VIC 3078**

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Sold Price <sup>RS</sup> **\$1,400,000** Sold Date **14-Oct-23**Distance **0.95km****239 MITCHELL STREET  
NORTHCOTE VIC 3070**

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Sold Price **\$1,377,500** Sold Date **02-Sep-23**Distance **1.08km****RS** = Recent sale**UN** = Undisclosed Sale

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