### 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

2/20 Yarralea Street, Alphington Vic 3078

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$740,000		&		\$780,000			
Median sale p	rice							
Median price	\$840,000	Pro	operty Type	Unit			Suburb	Alphington
Period - From	01/10/2023	to	31/12/2023		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	14/23 Coate Av ALPHINGTON 3078	\$770,000	08/12/2023
2	2/98 Grange Rd ALPHINGTON 3078	\$765,000	09/03/2024
3	103/57 Station St FAIRFIELD 3078	\$755,000	17/02/2024

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:

04/04/2024 09:56



# McGrath





Property Type: Unit Agent Comments

Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

**Indicative Selling Price** \$740,000 - \$780,000 **Median Unit Price** December quarter 2023: \$840,000

## **Comparable Properties**



14/23 Coate Av ALPHINGTON 3078 (REI/VG) Agent Comments



Price: \$770,000 Method: Sold Before Auction Date: 08/12/2023 Property Type: Unit

2/98 Grange Rd ALPHINGTON 3078 (REI) Agent Comments





Price: \$765,000 Method: Auction Sale Date: 09/03/2024 Property Type: Unit

103/57 Station St FAIRFIELD 3078 (REI)



Agent Comments

Price: \$755.000 Method: Sold Before Auction Date: 17/02/2024 Property Type: Apartment

#### Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614



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