## 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

26 Fulham Road, Alphington Vic 3078

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ween \$2,600,000		&		\$2,800,000			
Median sale p	rice							
Median price	\$2,008,500	Pro	Property Type Hous		ISE		Suburb	Alphington
Period - From	01/10/2023	to	31/12/2023		So	ource	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 View St ALPHINGTON 3078	\$2,970,000	24/01/2024
2	4 Killop St ALPHINGTON 3078	\$2,750,000	27/10/2023
3	24 Kelvin Rd ALPHINGTON 3078	\$2,585,000	18/11/2023

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:

27/02/2024 14:38









**Property Type:** House (Res) **Land Size:** 630 sqm approx Agent Comments Lewis Harry 03 9403 9300 0447 513 077 lewisharry@jelliscraig.com.au

Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price December quarter 2023: \$2,008,500

# **Comparable Properties**

32 View St ALPHINGTON 3078 (REI) 5 2 3 Price: \$2,970,000 Method: Auction Sale Date: 24/01/2024 Property Type: House (Res)	Agent Comments
4 Killop St ALPHINGTON 3078 (REI/VG) 5 2 2 1 Price: \$2,750,000 Method: Sold Before Auction Date: 27/10/2023 Property Type: House (Res) Land Size: 547 sqm approx	Agent Comments
24 Kelvin Rd ALPHINGTON 3078 (REI) 4 2 2 2 Price: \$2,585,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 599 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 9403 9300



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.