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

32 View Street, Alphington Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	veen \$2,700,000		&		\$2,970,000			
Median sale p	rice							
Median price	\$2,205,000	Pro	Property Type 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.

Ado	dress of comparable property	Price	Date of sale
1	2 Hillside Av NORTHCOTE 3070	\$2,825,000	01/10/2023
2	4 Killop St ALPHINGTON 3078	\$2,750,000	27/10/2023
3	69 Rathmines St FAIRFIELD 3078	\$2,650,000	28/10/2023

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:

19/12/2023 17:00





Paula Beavis 03 9403 9300 0407267366

paulabeavis@jelliscraig.com.au

September quarter 2023: \$2,205,000

Indicative Selling Price

\$2,700,000 - \$2,970,000

Median House Price



Property Type: House Land Size: 603 Approx. sqm approx

Agent Comments

Marvelous five bedroom two bathroom plus study period home opposite Alphington Park impresses through three versatile living domains, island kitchen, alfresco entertaining and copious OSP.

Comparable Properties

2 Hillside Av NORTHCOTE 3070 (REI) 5 3 2 Price: \$2,825,000 Method: Private Sale Date: 01/10/2023 Property Type: House	Agent Comments
4 Killop St ALPHINGTON 3078 (REI) 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
69 Rathmines St FAIRFIELD 3078 (REI) 4 2 2 2 Price: \$2,650,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 540 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9403 9300



Propertydata

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