

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/100 FULHAM ROAD, ALPHINGTON, VIC  2  1  1

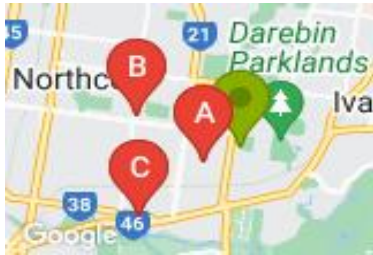
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$530,000 to \$583,000**

Provided by: George Ioannou, Harcourts Rata & Co

MEDIAN SALE PRICE



ALPHINGTON, VIC, 3078

Suburb Median Sale Price (Unit)

\$737,500

01 January 2023 to 31 December 2023

Provided by: 

COMPARABLE PROPERTIES

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.



8/24 RUSHALL ST, FAIRFIELD, VIC 3078  2  1  1

Sale Price

***\$505,000**

Sale Date: 04/12/2023

Distance from Property: 548m



208/168 VICTORIA RD, NORTHCOTE, VIC 3070  2  2  1

Sale Price

***\$517,500**

Sale Date: 20/01/2024

Distance from Property: 1.4km



3/200 WESTGARTH ST, NORTHCOTE, VIC 3070  2  1  1

Sale Price

***\$595,000**

Sale Date: 20/12/2023

Distance from Property: 1.7km



This report has been compiled on 05/02/2024 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

4/100 FULHAM ROAD, ALPHINGTON, VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$530,000 to \$583,000

Median sale price

Median price

\$737,500

Property type

Unit

Suburb

ALPHINGTON

Period

01 January 2023 to 31 December 2023

Source

 pricfinder

Comparable property sales

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

8/24 RUSHALL ST, FAIRFIELD, VIC 3078	*\$505,000	04/12/2023
208/168 VICTORIA RD, NORTHCOTE, VIC 3070	*\$517,500	20/01/2024
3/200 WESTGARTH ST, NORTHCOTE, VIC 3070	*\$595,000	20/12/2023

This Statement of Information was prepared

05/02/2024