

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

4 Killop Street, Alphington Vic 3078

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$1,785,000 Property Type House Suburb Alphington

Period - From 01/04/2023 to 30/06/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	12 Mervyn Cr IVANHOE 3079	\$2,740,000	13/09/2023
2	108 Perry St FAIRFIELD 3078	\$2,670,000	12/08/2023
3	31 Henderson St NORTHCOTE 3070	\$2,600,000	30/08/2023

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:

05/10/2023 16:37



Rooms: 9
Property Type: House
Land Size: 547 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
June quarter 2023: \$1,785,000

Comparable Properties



12 Mervyn Cr IVANHOE 3079 (REI)

[Agent Comments](#)



Price: \$2,740,000
Method: Sold Before Auction
Date: 13/09/2023
Property Type: House (Res)
Land Size: 859 sqm approx



108 Perry St FAIRFIELD 3078 (REI)

[Agent Comments](#)



Price: \$2,670,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 557 sqm approx



31 Henderson St NORTHCOTE 3070 (REI)

[Agent Comments](#)



Price: \$2,600,000
Method: Sold Before Auction
Date: 30/08/2023
Property Type: House (Res)

Account - Jellis Craig | P: 03 9403 9300