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

48 Broomfield Avenue, Alphington Vic 3078

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$1,785,000	Pro	operty Type	Hous	se		Suburb	Alphington
Period - From	01/04/2023	to	30/06/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	33 Keith St ALPHINGTON 3078	\$2,350,000	02/06/2023
2	43 Whalley St NORTHCOTE 3070	\$2,300,000	26/04/2023
3	12 South Cr NORTHCOTE 3070	\$2,222,500	20/05/2023

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:

03/08/2023 11:36





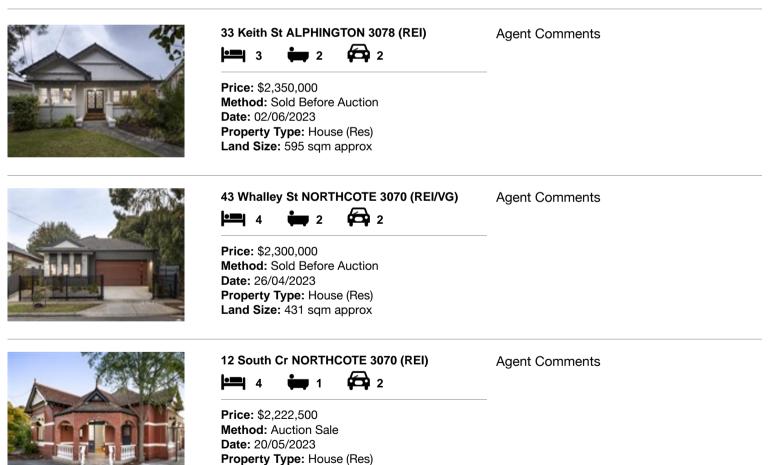




Property Type: House Land Size: 449 sqm approx Agent Comments Paula Beavis 03 9403 9300 0407267366 paulabeavis@jelliscraig.com.au

Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price June quarter 2023: \$1,785,000

Comparable Properties



Account - Jellis Craig | P: 03 9403 9300



property data

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Land Size: 680 sqm approx

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.