5/41 Fulham Road, Alphington Vic 3078



1 Bed 1 Bath 1 Car Property Type: Strata Unit/Flat Indicative Selling Price \$290,000 - \$319,000 Median House Price Year ending June 2023: \$681,500

Comparable Properties



1/3 St Bernards Road, Alphington 3078 (REI/VG)

1 Bed 1 Bath 1 Car Price: \$295,000 Method: Private Sale Date: 01/02/203

Property Type: Apartment

Agent Comments: Similar location, Similar accommodation & Similar condition



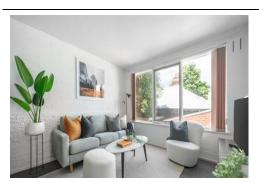
5/238 Arthur Street, Fairfield 3078(REI)

1 Bed 1 Bath 1 Car Price: \$292,000 Method: Private Sale Date: 25/05/2023

Property Type: Apartment

Agent Comments: Similar location, Inferior floor plan &

Similar condition



7/10 Station Street, Fairfield 3078(REI/VG)

1 Bed 1 Bath 1 Car Price: \$290,000 Method: Private Sale Date: 31/01/2023 Property Type: Flat

Agent Comments: Similar location, Inferior floor layout &

Similar condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale	Pro	perty	offered	for sa	le
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Address Including suburb or locality and postcode	5/41 Fulham Road, Alphington Vic 3078
locality and postcode	

Indicative selling price

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

290,000	&	\$319,000
2	290,000	290,000 &

Median sale price

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Median price	\$681,500		Unit x	Suburb	Alphin	gton	
				ļ			
		1					
Period - From	01/07/2022	to	30/06/2023	5	Source	REIV	

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
1/3 St Bernards Road, ALPHINGTON 3078	\$295,000	01/02/2023
5/238 Arthur Street, FAIRFIELD 3078	\$292,000	25/05/2023
7/10 Station Street, FAIRFIELD 3078	\$290,000	31/01/2023

This Statement of Information was prepared on:	27/07/2023 10:12
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