

# 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

6 Tuckett Street, Alphington Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,700,000

### Median sale price

Median price \$2,008,500

Property Type House

Suburb Alphington

Period - From 01/10/2023

to 31/12/2023

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	13 Harker St ALPHINGTON 3078	\$1,870,000	01/01/2024
2	291 Gillies St FAIRFIELD 3078	\$1,815,000	28/02/2024
3	10 Evans St FAIRFIELD 3078	\$1,626,000	17/02/2024

**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:

11/04/2024 14:43



 4    1    4

**Rooms:** 7  
**Property Type:**  
 House/Development  
**Land Size:** 780 sqm approx

**Agent Comments**

Close to transport, parks, Yarra River and activity centres. 7km from town. Large original weatherboard house ripe for renovation and a block big enough for your dreams

**Indicative Selling Price**

\$1,700,000

**Median House Price**

December quarter 2023: \$2,008,500

## Comparable Properties



**13 Harker St ALPHINGTON 3078 (REI)**

**Agent Comments**

 4    1    2

**Price:** \$1,870,000  
**Method:** Private Sale  
**Date:** 01/01/2024  
**Property Type:** House  
**Land Size:** 746 sqm approx



**291 Gillies St FAIRFIELD 3078 (REI)**

**Agent Comments**

 2    1    3

**Price:** \$1,815,000  
**Method:** Private Sale  
**Date:** 28/02/2024  
**Property Type:** House  
**Land Size:** 796 sqm approx



**10 Evans St FAIRFIELD 3078 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$1,626,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 568 sqm approx