Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 89 Yarralea Street, Alphington Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$2,650,000		&		\$2,900,000			
Median sale price								
Median price	\$2,008,500	Pro	operty Type	Hous	se		Suburb	Alphington
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	32 View St ALPHINGTON 3078	\$2,970,000	24/01/2024
2	4 Killop St ALPHINGTON 3078	\$2,750,000	27/10/2023
3	24 Kelvin Rd ALPHINGTON 3078	\$2,585,000	18/11/2023

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:

01/02/2024 14:08









Property Type: House (Res) **Land Size:** 585 sqm approx Agent Comments Paula Beavis 03 9403 9300 0407267366 paulabeavis@jelliscraig.com.au

Indicative Selling Price \$2,650,000 - \$2,900,000 Median House Price December quarter 2023: \$2,008,500

Comparable Properties

32 View St ALPHINGTON 3078 (REI) 5 2 3 Price: \$2,970,000 Method: Auction Sale Date: 24/01/2024 Property Type: House	Agent Comments
4 Killop St ALPHINGTON 3078 (REI/VG) 5 2 2 1 Price: \$2,750,000 Method: Sold Before Auction Date: 27/10/2023 Property Type: House (Res) Land Size: 547 sqm approx	Agent Comments
24 Kelvin Rd ALPHINGTON 3078 (REI) 4 2 2 2 Price: \$2,585,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 599 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9403 9300



property data

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