

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 69 Yarralea Street, Alphington Vic 3078

Indicative selling price

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

Single price \$1,279,000

Median sale price

Median price \$1,805,000 House X Unit Suburb Alphington

Period - From 01/04/2017 to 30/06/2017 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	1/29 White St FAIRFIELD 3078	\$1,350,000	29/07/2017
2	57 Yarralea St ALPHINGTON 3078	\$1,327,500	01/06/2017
3	4/6 Yarralea St ALPHINGTON 3078	\$1,200,000	31/07/2017

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.



3 2 1

Rooms:

Property Type: Townhouse (Res)

Land Size: 229 sqm approx

Agent Comments

Comparable Properties



1/29 White St FAIRFIELD 3078 (REI)

Agent Comments

3 2 1

Price: \$1,350,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: Townhouse (Res)



57 Yarralea St ALPHINGTON 3078 (REI)

Agent Comments

3 2 2

Price: \$1,327,500

Method: Private Sale

Date: 01/06/2017

Rooms: -

Property Type: Townhouse (Single)

Land Size: 515 sqm approx

4/6 Yarralea St ALPHINGTON 3078 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Private Sale

Date: 31/07/2017

Rooms: 4

Property Type: Townhouse (Res)