

# 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

1 Clive 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)

Range between \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$2,260,000

Property Type House

Suburb Alphington

Period - From 01/01/2022

to 31/12/2022

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	16 Alphington St NORTHCOTE 3070	\$1,503,000	11/10/2022
2	182a Westgarth St NORTHCOTE 3070	\$1,460,000	10/12/2022
3	203 Arthur St FAIRFIELD 3078	\$1,400,000	23/10/2022

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:

10/03/2023 11:13

1 Clive Street, Alphington Vic 3078

**Jellis  
Craig**

Scott Nugent  
0438 054 993  
scottnugent@jellisrcraig.com.au



3 1 2

**Property Type:** House  
**Land Size:** 365 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
Year ending December 2022: \$2,260,000

## Comparable Properties



**16 Alphington St NORTHCOTE 3070 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$1,503,000  
**Method:** Private Sale  
**Date:** 11/10/2022  
**Property Type:** House  
**Land Size:** 353 sqm approx



**182a Westgarth St NORTHCOTE 3070 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 10/12/2022  
**Property Type:** House (Res)  
**Land Size:** 357 sqm approx



**203 Arthur St FAIRFIELD 3078 (REI/VG)** **Agent Comments**

3 1 -

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 23/10/2022  
**Property Type:** House (Res)  
**Land Size:** 210 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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