

10/40 Yarralea Street, Alphington Vic 3078



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$300,000 - \$330,000

Median House Price

Year ending June 2024: \$780,000

Comparable Properties



3/208 Gillies Street, Fairfield 3078 (REI)

1 Bed 1 Bath 1 Car

Price: \$300,000

Method: Private Sale

Date: 17/09/2024

Rooms: 2

Property Type: Apartment

Agent Comments: This property has the following in comparison: Inferior location, Similar size & Inferior condition



2/101 Lucerne Crescent, Alphington 3078 (REI)

1 Bed 1 Bath 1 Car

Price: \$305,500

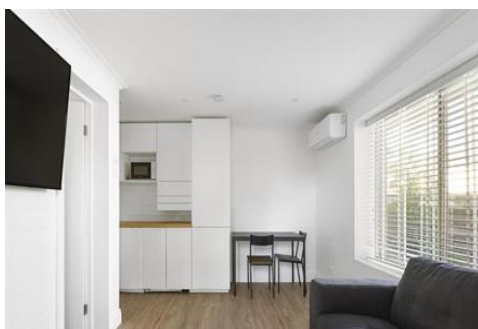
Method: Private Sale

Date: 20/08/2024

Rooms: 2

Property Type: Apartment

Agent Comments: This property has the following in comparison: Similar location, Inferior size & Similar condition



3/125 Arthur Street, Fairfield 3078 (REI)

1 Bed 1 Bath 1 Car

Price: \$335,000

Method: Private Sale

Date: 20/08/2024

Property Type: Apartment

Agent Comments: This property has the following in comparison: Inferior location, Similar size & Superior 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

Address
Including suburb or
locality and postcode

10/40 Yarralea Street, Alphington Vic 3078

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$780,000 Unit x Suburb Alphington

Period - From 01/07/2023 to 30/06/2024 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
3/208 Gillies Street, FAIRFIELD 3078	\$300,000	17/09/2024
2/101 Lucerne Crescent, ALPHINGTON 3078	\$305,500	20/08/2024
3/125 Arthur Street, FAIRFIELD 3078	\$335,000	20/08/2024

This Statement of Information was prepared on:

29/10/2024ss