

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

12/90 Yarralea Street, Alphington Vic 3078

Indicative selling price

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

Single price

\$320,000

Median sale price

Median price

\$845,000

Property Type

Unit

Suburb

Alphington

Period - From

01/10/2021

to

31/12/2021

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	10/45 Broomfield Av ALPHINGTON 3078	\$335,000	27/10/2021
2	8/101 Lucerne Cr ALPHINGTON 3078	\$312,000	22/02/2022
3			

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:

31/03/2022 10:21



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000

Median Unit Price

December quarter 2021: \$845,000

Comparable Properties



10/45 Broomfield Av ALPHINGTON 3078
(REI/VG)

Agent Comments

1 1 1

Price: \$335,000

Method: Private Sale

Date: 27/10/2021

Rooms: 2

Property Type: Apartment



8/101 Lucerne Cr ALPHINGTON 3078 (REI/VG) Agent Comments

1 1 1

Price: \$312,000

Method: Private Sale

Date: 22/02/2022

Rooms: 2

Property Type: Apartment

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.