

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

7 PECK WALK ALPHINGTON VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$795,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,500

Property type

Unit

Suburb

Alphington

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 11 WELSH WAY ALPHINGTON VIC 3078 | \$870,000 | 10-Aug-24 |
| 6/1A HAMILTON STREET ALPHINGTON VIC 3078 | \$770,000 | 03-May-24 |
| 173 WINGROVE STREET FAIRFIELD VIC 3078 | \$860,000 | 17-May-24 |

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 6 months.~~

This Statement of Information was prepared on: 15 October 2024



11 WELSH WAY ALPHINGTON VIC 3078

Sold Price

\$870,000

Sold Date **10-Aug-24**

2 2 1

Distance **0.43km**



6/1A HAMILTON STREET ALPHINGTON VIC 3078

Sold Price

\$770,000

Sold Date **03-May-24**

2 2 1

Distance **0.47km**



173 WINGROVE STREET FAIRFIELD VIC 3078

Sold Price

\$860,000

Sold Date **17-May-24**

2 1 1

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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