

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

14/90 YARRALEA STREET 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

\$250,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

Unit

Suburb

Alphington

Period-from

01 May 2022

to

30 Apr 2023

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

1/3 ST BERNARDS ROAD ALPHINGTON VIC 3078	\$295,000	01-Feb-23
6/100 FULHAM ROAD ALPHINGTON VIC 3078	\$340,000	25-Apr-23
8/150 GRANGE ROAD ALPHINGTON VIC 3078	\$250,000	04-May-23

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: 17 May 2023



**1/3 ST BERNARDS ROAD
ALPHINGTON VIC 3078**

1 1 1

Sold Price **\$295,000** Sold Date **01-Feb-23**

Distance **0.48km**



**6/100 FULHAM ROAD
ALPHINGTON VIC 3078**

1 1 1

Sold Price ^{RS} **\$340,000** Sold Date **25-Apr-23**

Distance **0.74km**



**8/150 GRANGE ROAD
ALPHINGTON VIC 3078**

1 1 1

Sold Price ^{RS} **\$250,000** Sold Date **04-May-23**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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