

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

39 LATROBE AVENUE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,500

Property type

Unit

Suburb

Alphington

Period-from

01 Dec 2021

to

30 Nov 2022

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

4/79-81 EARL STREET KEW VIC 3101	\$739,999	20-Aug-22
12/43-47 SIMPSON STREET NORTHCOTE VIC 3070	\$853,000	12-Dec-22

OR

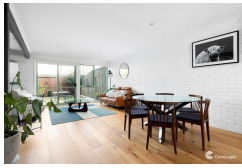
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 29 December 2022

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4/79-81 EARL STREET KEW VIC 3101

Sold Price

\$739,999

Sold Date **20-Aug-22**

2

2

1

Distance

1.29km



12/43-47 SIMPSON STREET NORTHCOTE VIC 3070

Sold Price

^{RS} **\$853,000**

Sold Date **12-Dec-22**

2

2

1

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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